Name and Address of New Owner:
Mary Bonner Brown and Austin Michael White
700 12th Avenue South # 503
Nashville, TN 37203

Send Tax Bills To:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 93-13-0D-027.00-CO

Karen Johnson Davidson County
Batch# 700725 DEEDWARR
08/19/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210819-0112296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rajiv Anand, as to an undivided 33 1/3% interest, and wife, Vinita Anand, as to an undivided 33 1/3% interest, and Amit Anand, unmarried, as to an undivided 33 1/3% interest, as joint tenants with the right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Bonner Brown and Austin Michael White, Wife and Husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. R 503, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Parking Space No. 9 has been assigned to Unit R-503 pursuant to the terms of Section 3.8(c) of the Master Deed

Being the same property conveyed to Rajiv Anand and wife, Vinita Anand, by Warranty Deed from CJUF II Terrazzo, LLC, a Delaware limited liability company, of record in Instrument No. 20091228-0117417 Register's Office for Davidson County, Tennessee, dated December 21, 2009 and recorded on December 28, 2009. (Value of consideration shown in aforementioned deed $230,000.00.).

Being the same property conveyed to Rajiv Anand, as to an undivided 33 1/3% interest, and wife, Vinita Anand, as to an undivided 33 1/3% interest, and Amit Anand, unmarried, as to an undivided 33 1/3% interest, as joint tenants with the right of survivorship, by Quitclaim Deed from Rajiv Anand and wife, Vinita Anand, of record in Instrument No. 20100120-0004890 Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 20, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 700 12th Avenue South, Unit R 503, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2021.

R.Anand (SEAL)
Rajiv Vinita Anand

Vinita Anand (SEAL)
Vinita ~~Anand~~

Amit Anand by Vinita Anand. (SEAL)
Amit Anand by Vinita Anand, Attorney-In-Fact
Attorney - in-fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rajiv Vinita Anand and Vinita Anand with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, Vinita Anand to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amit Anand , and acknowledge that she executed the same as the free act and deed of the said Amit Anand.

Witness my hand and seal this 17th day of August, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of August, 2021.

Notary Public
My commission expires: 7/26/2025

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/18/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public

My commission expires October 2, 2023

