THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Suite 115 Brentwood, TN 37027 P21-12153-BW	COUNTY OF Cheatham THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **248,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2021 Notary Public MY COMMISSION EXPIRES: 2-5-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 703976 DEEDWARR
08/25/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20210825-0114599

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Galvan		MAP & PARCEL
3423 Harpeth Springs Drive	same	141-06-0D-163.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven Emmanuel Samson Giwa and Veena Giwa, Co-Trustees of the Declaration of Trust of Steven Emmanuel Samson Giwa and Veena Giwa dated Setpember 21, 2017,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Galvan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Riverbridge Community of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tamara L. Giwa, Steven Emmanuel Samson Giwa and wife, Veena Mirchandani Giwa by Warranty deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20050301-0022638 Register's Office for Davidson County, Tennessee, dated February 24, 2005 and recorded on March 01, 2005.
Being the same property conveyed to Tamara L. Giwa, Steven Emmanuel Samson Giwa and wife, Veena Mirchandani Giwa and Danai Giwa by Quitclaim deed from Tamara L. Giwa, Steven Emmanuel Samson Giwa and wife, Veena Mirchandani Giwa of record in Instrument No. 20070529-0063012 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 29, 2007. Being the same property conveyed to Steven Emmanuel Samson Giwa and Veena Giwa, Co-Trustees of Declaration of Trust of Steven Emmanuel Samson Giwa and Veena Giwa dated September 21, 2017 by Quitclaim deed from Tamara L. Giwa, Steven Emmanuel Samson Giwa and wife, Veena Mirchandani Giwa, and Danai Giwa of record in Instrument No. 20171113-0116614 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 13, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3423 Harpeth Springs Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of August, 2021.

Declaration of Trust of Steven Emmanuel Samson Giwa and Veena Giwa
Dated September 21, 2017

SE S Giwa, Trustee
Steven Emmanuel Samson Giwa, Trustee

V Giwa, Trustee
Veena Giwa, Trustee

STATE OF DELAWARE
COUNTY OF NEW CASTLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Emmanuel Samson Giwa, Trustee of the Declaration of Trust of Steven Emmanuel Samson Giwa and Veena Giwa, dated September 21, 2017,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2021.

My Commission expires: 11/17/2022

Notary Public

BRIANNA GABRIELLE MILLER
Notary Public
State of Delaware
My Commission Expires On
November 17, 2022

STATE OF DELAWARE
COUNTY OF NEW CASTLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Veena Giwa, Trustee of the Declaration of Trust of Steven Emmanuel Samson Giwa and Veena Giwa dated September 21, 2017,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2021.

My Commission expires: 11/17/2022

Notary Public

BRIANNA GABRIELLE MILLER
Notary Public
State of Delaware
My Commission Expires On
November 17, 2022

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-18-2021 (date of document).

L. Broner McCoy
Date: 8-20-2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 20th day of August, 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY