Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-5587

Karen Johnson Davidson County
Batch# 706201 DEEDWARR
08/27/2021 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20210827-0116033

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ KG Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2021

Notary Public

Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pola Ghatas 4821 Aster Drive Nashville, TN 37211	First Washington Mortgage, LLC 2233 Wisconsin Avenue Northwest STe 232 Washington, DC 20007	133 12 0 337.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Daniel K. Cole and Christie H. Cole, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pola Ghatas, an unmarried man

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 2, Revised Cole Subdivision, as shown on plat of record in Plat Book 6900, Page 787, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the property conveyed to Daniel K. Cole and wife, Christie Cole, by Quitclaim Deed from Don Cole and wife, Betty Louise Cole, of record in Book 8487, Page 732, in the Register's Office of Davidson County, Tennessee, dated November 14, 1991

and recorded on November 18, 1991. (Value or Consideration shown in aforementioned deed $0.00)

Being a part of the property conveyed to Daniel K. Cole and wife, Christie Cole, by Warranty Deed from Don Cole, of record in Book 7898, Page 228, in the Register's Office of Davidson County, Tennessee, dated July 27, 1989 and recorded on July 27, 1989. (Value or Consideration shown in aforementioned deed $174,000.00)

Being a part of the property conveyed to Don Cole, by Warranty Deed from Trustees of Paragon Mills Church of Christ, of record in Book 7591, Page 63, in the Register's Office of Davidson County, Tennessee, dated May 06, 1988 and recorded on July 05, 1988. (Value or Consideration shown in aforementioned deed $35,000.00)

Address for reference only: 4821 Aster Drive, Nashville, TN 37211. This address reference is not a part of and does not change the description of the land to be insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4821 Aster Drive, Nashville, TN 37211

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 so 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.

Dated this the 23rd day of August, 2021.

Daniel K. Cole

Daniel K. Cole

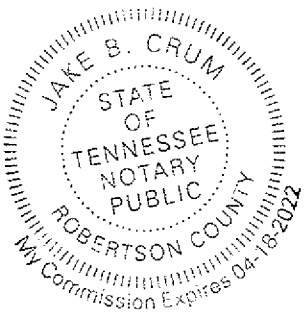
Christie H. Cole

Christie H. Cole

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel K. Cole and Christie H. Cole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 23rd day of August, 2021.



Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 August 23rd 2021.

Affiant Signature

8/25/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/25/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON