Karen Johnson Davidson County
Batch# 719350 DEEDWARR
09/17/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210917-0125459

2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

DM-TAG-21-205-305

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & L Enterprise LLC	New Owner	
(NAME)	(NAME)	**104 02 0C 305.00**
(ADDRESS) 1113 Murfreesboro Rd. Ste 106-310 Franklin, TN	(ADDRESS)	
(CITY) (STATE) (ZIP) 37064	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TEJ P. GUPTA, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M & L ENTERPRISE LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 305, together with the related appurtenant interests in the common elements of Midtown Lofts Condominiums, a horizontal property regime, as established by Master Deed of record in Instrument No. 20050630-0075478; Amended in Instrument No. 20060921-0117372; Instrument No. 20061016-0128233; Instrument No. 20070124-0009913; and Instrument No. 20070928-0115604, Register's Office for said County, to which plan reference is hereby made for a more complete description, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Tej P. Gupta, a married man, by Warranty Deed from Johnny Lee Burger and Teresa Burger, husband and wife, of record in Instrument No. 20170331-0031776, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on March 31, 2017. Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to:
- Property taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Midtown Lofts, as recorded in Instrument No. 20050616-0069146.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Midtown Lofts Condominium of record in Instrument No. 20050630-0075478, as amended by instrument(s) of record in Instrument Nos. 20060921-0117372, 20061016-0128233, 20070124-0009913 and 20070928-0115604; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050629-0074567.

This is **improved** property known as: **205 31st Ave. N #305, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13 DAY OF SEPTEMBER, 2021.

Tej P. Gupta by Attorney-in-Fact

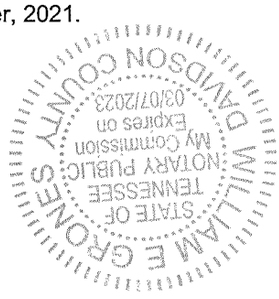
Tej P. Gupta by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TEJ P. GUPTA, and who acknowledged he/she/they executed the same as the free act and deed of the said TEJ P. GUPTA.

Witness my hand and official seal, this the 13th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on September 13, 2021.

Affiant Signature

9.14.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 14 day of September, 2021.

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY