This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13833-CL

Karen Johnson Davidson County
Batch# 720257 DEEDWARR
09/20/2021 02:58:49 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210920-0126224

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Subscribed and sworn to before me, this the __ day of September, 2021.

Notary Public
My Commission Expires: 2/26/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kapil Upadhyaya and Aparna Kumari 1101 18th Avenue South 408 Nashville, TN 37212	Same as Owner	104-04-0E-408.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Connor Woodnorth, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kapil Upadhyaya and Aparna Kumari, husband and wife**, hereinafter called the Grantee(s), his/her/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 a certain condominium Unit No. 408, together with parking space number 15, of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same set out in Section 66-27-010, Et Seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record as Instrument No. 20060807-0096688, and re-record as Instrument No. 20060817-0101760, as amended of record as Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 thereof; said unit being depicted on Exhibit "E" to said master deed; together with a percentage interest in common elements and voting percentage as set forth "D" to said Master Deed.

Being the same property conveyed to Michael Connor Woodnorth, A Single Man by Warranty deed from Ron D. Smith and Traci L. Smith, husband and wife and Alex B. Smith, unmarried of record in Instrument No. 20160526-0053091 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 26, 2016.

Julie Woodnorth joins in this conveyance, but not in the warranties herein, for the express purpose of relinquishing all of her right, title, and interest to said property, marital or otherwise.

This is improved property located at: **1101 18th Avenue South, 408, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2021.

GRANTOR:

Michael Connor Woodnorth

Julie Woodnorth

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Connor Woodnorth and Julie Woodnorth, the within named bargainor(s), 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 at office this 14th day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22