Bk4 36

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1401

Karen Johnson Davidson County
Batch# 720939 DEEDWARR
09/21/2021 01:54:32 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20210921-0126788

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY EIGHT THOUSAND AND 00/100 DOLLARS ($328,000.00) cash in hand paid, the receipt of which is hereby acknowledged, INDEPENDENT PROPERTY CONSULTANTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RASHMI SHETKAR, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 601 on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, page 549, 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 part of the same property conveyed to Nilesh Morar by Warranty Deed from William Nebraska Pugh and Pamela Pugh Joseph, dated April 20, 2018 of record in Instrument Number 20180425-0038738, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Independent Property Consultants, LLC, a Tennessee Limited Liability Company, dated June 5, 2018 of record in Instrument Number 20180607-0054775, in the Register's Office of Dickson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to Master Deed of record in Book 5862, Page 589 and amended in Book 6135, Page 788, 2nd Amendment of record in Book 6435, Page 549, and Certificate 20051024-0128399, in the Register's Office of Davidson County, Tennessee.

2. Subject to a permanent overhang easement in Book 4825, Page 592, in the Register's Office of Davidson County, Tennessee.

3. Subject to a Memorandum of Agreement of record in Instrument Number 20010514-0049446, in the Register's Office of Williamson County, Tennessee.

4. Subject to a Final Judgement Order of record in Book 7475, Page 137, in the Register's Office of Davidson County, Tennessee.

5. Subject to all matters shown on Plat of record in Plat Book 5200, Page 399-401, in the Register's Office of Williamson County, Tennessee.

6. Subject to Charter of record in Book 5864, Page 834, in the Register's Office of Davidson County, Tennessee.

7. Resolution of record Book 7461, Page 217, in the Register's Office of Davidson County, Tennessee.

8. Subject to HOA fees for Continental Condominiums.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to

the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 20th day of September, 2021.

INDEPENDENT PROPERTY CONSULTANTS, LLC,
a Tennessee Limited Liability Company

By: _____
NILESH MORAR, Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, of the state and county mentioned, personally appeared NILESH MORAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of INDEPENDENT PROPERTY CONSULTANTS, LLC, the within named bargainor, a Limited Liability Company, and that such NILESH MORAR as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS MY HAND and official seal at office in said County this 20th day of September, 2021.

LISA GABELL MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 03-20-2024 COUNTY OF DICKSON

_____
NOTARY PUBLIC

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $328,000.00, 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 20th day of September, 2021.

_____
NOTARY PUBLIC

My commission expires: 5/5/2025

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

****

Map & Parcel No: 104060A04900

ADDRESS OF NEW OWNERS
RASHMI SHETKAR
3415 West End Ave., #601
Nashville, TN 37203

SEND TAX BILLS TO:
Rashmi Shetkar
9705 Tanglewood Lane
Brentwood, TN 37027