Karen Johnson Davidson County
Batch# 724674 DEEDWARR
09/27/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210927-0129429

FOR OFFICIAL USE

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/20/2021

Deanna L Cooper 6/1/24
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Miles Baird	United Wholesale Mortgage, LLC	**093 09 0A 025.00**
(NAME) 1510 Demonbreun Street Apt 701	(NAME) 585 S. Boulevard E	
(ADDRESS) Nashville, TN, 37203	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Padma Haliyur, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Miles Baird, unmarried,** 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 UNIT NO 701, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE RHYTHM AT MUSIC ROW, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20070725-0088390, AS AMENDED IN INSTRUMENT NO. 20080219-~~0015912~~, INSTRUMENT NO. 20080410-0036475; INSTRUMENT NO. 20080701-0068043; INSTRUMENT NO. 20081201-0116444; INSTRUMENT NO. 20090608-0053187; INSTRUMENT NO. 2009055-0059073; INSTRUMENT NO. 20110324-0022950 AND AT INSTRUMENT NOT 20110906-0068936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE CONDOMINIUM SITE PLAT ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED MASTER DEED, AS AMENDED, TOGETHER WITH PARKING SPACE 2 AS SET FORTH IN THE EIGHTH AMENDMENT TO MASTER DEED OF RECORD IN

0015612

#13

INSTRUMENT NO. 20110906-0068936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Venkatesh N. Haliyur and wife, Padma Haliyur by Deed dated June 4, 2013 from Jung S. Lee and wife, Myoung S. Kim, recorded June 6, 2013, in Instrument Number 20130606-0057366,in the Register's Office of Davidson County, Tennessee.

Venkatesh died February 20, 2015

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1510 Demonbreun Street Apt 701, Nashville, TN 37203**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **September,2021.**

Padma Haliyur

STATE OF Virginia
COUNTY OF Loudoun

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Padma Haliyur**, with whom I am personally acquainted, or proved 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 official seal on this the **20th** day of **September, 2021.**

Marc Jay Lieberman #7345856
NOTARY PUBLIC

My Commission Expires: 05/31/2023

MARC JAY LIEBERMAN
Notary Public
Commonwealth of Virginia
Registration No. 7345856
My Commission Expires May 31, 2023

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/20/2021 (date of document).

Affiant Signature

9/23/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY