Karen Johnson Davidson County
Batch# 725208 DEEDWARR
09/28/2021 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,354.20
20210928-0130091

This instrument prepared by Whitworth Law Firm
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100----------($366,000.00)----------DOLLARS, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, I, ALISSA L. HARDIN have bargained and sold and by these presents do hereby transfer and convey unto JARTIK SHAH, a single man, his heirs and assigns, as Grantee, the following described tract or parcel of land lying and being situate in Davidson County, Tennessee, and more particularly described as follows:

MAP PARCEL NUMBERS 135-14-0A-123.00
TAX ASSESSOR'S OFFICE DAVIDSON COUNTY, TENNESSEE
(712 Rocky Mountain Court, Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot 123, Phase 3, Pinnacle Point, as shown on plat of record in Plat Book 6900, Pages 391, 392, & 393, in the Register's Office, Davidson County, Tennessee to which plat referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Alissa L. Hardin by Warranty Deed from Charlotte T. Barron, recorded on the 21st day of August, 2015, of record as Instrument Number 20150821-0084702 in the Register's Office of Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto JARTIK SHAH, his heirs and assigns, in fee simple forever.

I covenant and agree to and with the Grantee that I am lawfully seized and possessed of said real estate, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of September, 2021.

ALISSA L. HARDIN

STATE OF TENNESSEE

COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named ALISSA L. HARDIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Camden, Tennessee, this the 21st day of September, 2021.

NOTARY PUBLIC

My Commission Expires:
11.27.2022

JOHN W. WHITWORTH
STATE OF TENNESSEE NOTARY PUBLIC
BENTON CO. TENN.

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF BENTON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $366,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me,

this the 21st day of September, 2021.

JOHN W. WHITWORTH
STATE OF TENNESSEE NOTARY PUBLIC
BENTON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 11-27-2022

SEND TAX STATEMENT TO:
NEW OWNER'S/OWNERS' NAME ADDRESS:

JARTIK SHAH
712 Rocky Mountain Court
Antioch, TN 37013

RT/21-16298

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 9|2|21.

Affiant Signature

9|24|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|24|21.

Notary's Signature

My Commission Expires:

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