This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14070-RR

Karen Johnson Davidson County
Batch# 736126 DEEDWARR
10/13/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20211013-0137913

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14070-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2021.

ROZANNE RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anjelani Delfe and Zaina Yohana 227 Eisenhower Drive Nashville, TN 37211	Castle&Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	134-13-0-175.00

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, **Tula Shankhar and wife, Nirmala Shankhar**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anjelani Delfe, a married woman and Zaina Yohana, an unmarried woman, as joint tenants**, 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 Lot No. 253 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page 34 through 36, 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 the same property conveyed to Tula Shankhar and wife, Nirmala Shankar by Warranty deed from Ribar Ahmed Berwari and wife, Zahra Mohammad of record in Instrument No. 201404010026845 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 01, 2014.

This is improved property located at: **227 Eisenhower Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 8th day of October, 2021.

GRANTOR:

Tula Shankhar

Tula Shankhar

Nirmala Shankhar

Nirmala Shankhar

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tula Shankhar and Nirmala Shankhar, 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 8th day of October, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202110130137913

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 10.8.21.

Affiant Signature

10.12.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires