Karen Johnson Davidson County
Batch# 739797 DEEDWARR
10/20/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20211020-0140616

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210937379

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ (D) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Mahtani and Roxy Luna Mahtani 592 Highcrest Drive Nashville TN 37211	New Owners	Tax Parcel ID No. 147-14-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Moore and Kimberly Hartman f/k/a Kimberly Ann Engman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Mahtani and Roxy L. Mahtani, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 30 on the Plan of Whispering Hills Subdivision, Section 1, of record in Book 2331, page 83, Register's Office for Davidson County, as follows:

SAID Lot No. 30 fronts 84.0 feet on the northeasterly side of Highcrest Drive and runs back between lines measuring 223.0 feet on the north-westerly side and 221.1 feet on the southeasterly side to a dead line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Leonard E. Riggan, Jr and wife, Mary P. Riggan by Warranty deed from Edward D. O'Connor and wife, Gloria Jean O'Connor of record in Book 4179, page 851, Register's Office for Davidson County, Tennessee, dated October 10, 1967 and recorded on October 11, 1967.
Note: Affidavit of Heirship, recorded on December 02, 2011, in Instrument No. 20111202-0094122.
Being the same property conveyed to Jennifer R. Riggan, fifty percent (50%) Kimberly Ann Engman, fifty percent (50%) by Personal Representative deed from Jennifer R. Riggan, Personal Representative of the Will of Leonard E. Riggan, Jr., deceased of record as Instrument No. 20131203-0123152, Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 03, 2013.

The execution of this instrument is affected by the signature of Jennifer Moore fka Jennifer R. Riggan as Attorney-in-Fact for Kimberly Hartman fka Kimberly Ann Engman, which Power of Attorney is recorded in Instrument Number _____20211020014061S_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien now due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap,

familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 6112, Page 69, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 592 Highcrest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 October, 2021.

Jennifer Moore

Jennifer Moore

Kimberly Hartman fka Kimberley Ann Engman by Jennifer Moore

Kimberly Hartman fka Kimberly Ann Engman by Jennifer Moore fka
Jennifer R. Riggan, as Attorney-in-fact fka Jennifer L Riggan as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2021.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Moore fka Jennifer R. Riggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kimberly Hartman fka Kimberly Ann Engman and that she is authorized by Kimberly Hartman fka Kimberly Ann Engman to execute this instrument on her behalf.

WITNESS my hand, at office, this ___14th day of October, 2021.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____

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 10114121.

Affiant Signature

10118121
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10118121.

Notary's Signature

My Commission Expires:

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