Karen Johnson Davidson County
Batch# 743016 DEEDWARR
10/25/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20211025-0142983

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Suman Ranjan Das
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-2-2024
(AFFIX SEAL)

GLUBA STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-01395

Address of New Owner:	Send Tax Bills to:	Tax Information:
Suman Ranjan Das and Nitya Nath Shukla	New Owners	128-00-0-082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmie David Anderson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Suman Ranjan Das, a married man, and Nitya Nath Shukla, a married man**, hereinafter called the Grantees, their successors 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, described as follows:

Being Lot No. 3, Fred C. Pickney, Jr., et ux, Subdivision of 23.3 acre tract of land in the 8th Civil District of Davidson County, Tennessee.

Said Lot No. 3 fronts 225 feet on the easterly margin of Old Hickory Boulevard and extends bank easterly along lot no. 2 700 feet more or less and along lot no 4 618 feet more or less to a line on the rear which measures 225 feet thereon, containing 3.3 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to the State of Tennessee of record in Book 7847, Page 494, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Alice A. Anderson by Warranty deed from Fred C. Pickney, Jr. and wife, Patricia Mary Pickney of record in Book 6119, page 59, in the Register's Office for Davidson County, Tennessee, dated August 18, 1983 and recorded on August 19, 1983. (Value or consideration as shown in aforementioned deed $1,156.45.) Being also known as 0 Old Hickory Boulevard Nashville, TN 37209.

Property was conveyed to Jimmie David Anderson through an Opinion of the Appeal Court of Tennessee, in Case No. 88-233-II, filed for record in Book 10908, Page 273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 0 Old Hickory Boulevard, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 18th day of October, 2021

Jimmie David Anderson

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 18th day of October, 2021, before me personally appeared Jimmie David Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Deanna F Wood
Notary Public



Printed Name: Deanna F. Wood

Serial Number, if any: _____

My Commission Expires: _____

Certificate of Authenticity

I, Jamika Jones, 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 10/18/2021.

Date

Jamika Jones
Affiant Signature

10/21/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY