Warranty Deed

Karen Johnson Davidson County Batch# 750062 DEEDWARR 11/05/2021 11:36:18 AM 2 pgs Fees: $13.00 Taxes: $2,923.00 20211105-0148267	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $790,000.00. Affiant Subscribed and sworn to before me, this the 4th day of November, 2021. Notary Public My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kaushik Paul and Sarphonn Paul	New Owner(s)	083 13 0 475.00
1502 Boscobel Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW SHAPERO, TRUSTEE OF ANDREW SHAPERO LIVING TRUST DATED MARCH 27, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARPHONN PAUL AND KAUSHIK PAUL, WIFE AND HUSBAND,** 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 200 of Part of Block V on Plan of Lindsley Property as of record in Book 2, Page 92, Register's Office of Davidson County, Tennessee. Said Lot No. 200 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 120 feet more or less to an alley.

Being the same property conveyed to Andrew Shapero, unmarried, by Warranty Deed from Legacy Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140829-0079148, in the Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on August 29, 2014.

Being the same property conveyed to Andrew Shapero, Trustee of Andrew Shapero Living Trust dated March 27, 2019, by Quitclaim Deed from Andrew Shapero, unmarried, of record in Instrument No. 20190405-0031266, in the Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on April 5, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1502 Boscobel Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2021.

Andrew Shapero Living Trust dated March 27, 2019

By: _____ Trustee
Andrew Shapero, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Shapero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Andrew Shapero Living Trust dated March 27, 2019, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON