Karen Johnson Davidson County
Batch# 755291 DEEDWARR
11/16/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211116-0152059

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of October, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
T. J. McDaniel, Jr.	Same as New Owner	053-12-0B-034.00
(NAME)	(NAME)	
296 33rd Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $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 **Siddharth Amin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **T. J. McDaniel, Jr. , married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. G3, on the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, as recorded in the of record in Instrument No. 20170526-0052731, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to SIDDHARTH AMIN, by deed from CHARLES W. PURSLEY, JIMMY R. MCCLUNG AND THOMAS S. PULLEY, dated February 14, 2017, in Instrument No. 20170228-0019626, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3319 Old Hickory Boulevard, Unit 34, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of October, 2021.

Siddharth Amin by Celia Stewart Rouse his attorney in fact

Siddharth Amin by Celia Stewart Rouse
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Celia Stewart Rouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Siddharth Amin and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20211029014576 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 27th day of October, 2021.

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/27/21.

Date

Celia Stewart Rouse

Affiant Signature

10/27/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27th day of Oct, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY