Karen Johnson Davidson County
Batch# 758692 DEEDWARR
11/22/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20211122-0154506

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $193,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of November, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE 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 NUMBERS:
Maruti Real Estate LLC	SAME AS NEW OWNER	10816011200
(NAME)	(NAME)	
C/O Alpeshkumar Patel 1309 Timber Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4298		

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 **Staci L. Bell and Anthony Bell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Maruti Real Estate LLC**, 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:

Real estate situate, lying and being in the County of Davidson , State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 18-A zone lot division of Lots 14, 16 and 18, Lakeview Hills Section 4, of record in Plat Book 6250, Page 213, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Staci L. Bell and Anthony Bell by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, dated 1/27/2003 of record in Instrument No. 20030219-0021269, in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3219 Priest Woods Drive, Nashville, TN 37214.

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 12th day of November, 2021.

Staci L. Bell

Staci L. Bell

Anthony Bell

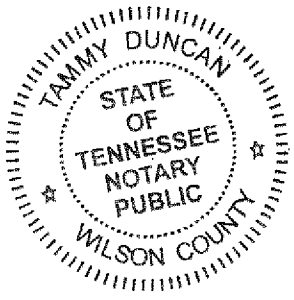
Anthony Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci L. Bell and Anthony Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2021.

Notary Public
My Commission Expires: 4/22/23



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 11/12/21.

Date

Celia Stewart Rouse

Affiant Signature

11/12/21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

