Karen Johnson Davidson County
Batch# 759415 DEEDWARR
11/23/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211123-0155177

This Instrument Prepared By:
Matt Lucas
National Signing Solutions, Inc.
18167 US 19 North, Floor 3
Clearwater, FL 33764

Return to After Recording:
Vantage Point Title
18167 US 19 North, Floor 3
Clearwater, FL 33764
Reference Number: D-TN821282

WARRANTY DEED

THIS INDENTURE, made this 4 day of Nov., 2021, between **JAMES BRIAN MODRALL, A SINGLE MAN**, of 5110 Myra Dr, Hermitage, TN 37076, hereinafter referred to as Grantor, and **SHANTIBHUSHAN SHRIRANG SHINDE, A MARRIED MAN**, of 2056 Traemore Village Drive, Nashville, TN 37209, hereinafter referred to as Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of **THREE HUNDRED AND TEN AND NO/100 DOLLARS ($310,000.00)**, and for other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto said Grantees, the following described premises in the County of Davidson, State of Tennessee:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 20 on the Plan of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, as shown of record as Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20080318-0027145, amending and restating Instrument Number 20070323-0035561 and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village recorded as Instrument No. 20080808-0081934, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same premises conveyed to James Brian Modrall, a single man by Warranty Deed from Derry Harper dated December 10, 2018 recorded December 11, 2018 in Instrument No. 20181211-0120513, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2056 Traemore Village Drive, Nashville, TN 37209

Parcel ID #: 114 07 0A 020.00

This property is subject to all applicable easements, building setback lines and restrictions of record, in Davidson County, Tennessee.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the premises to the Grantees, and Grantees' heirs, administrators, successors and assigns forever.

And the Grantor, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with the said Grantees, Grantees' heirs, administrators, successors and assigns, that it is lawfully seized in fee simple of the premises herein conveyed and has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the property taxes for the current year, which are to be prorated between the parties hereto and which Grantees herein assumes and agrees to pay.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

WITNESS the hand and seal of said Grantor the day and year above written.

JAMES BRIAN MODRALL

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JAMES BRIAN MODRALL, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.
WITNESS my hand and official seal.

Jana Drury
Notary Public
Printed Name: Jana Drury
My Commission Expires: 12-19-23
Affiant ___ Known ✓ Unknown
ID Produced Driver License

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Seal)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$310,000.00.**

Shantibhushan Shrirang Shinde

Affiant for Shantibhushan Shrirang Shinde

Subscribed and sworn to before me this 4 day of Nov., 2021 by Shantibhushan Shrirang Shinde

Jana Drury

Notary Public
Commission Expires 12-9-23

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Responsible Taxpayers and Owners:
Shantibhushan Shrirang Shinde
2056 Traemore Village Drive,
Nashville, TN 37209

202111230155177