Karen Johnson Davidson County
Batch# 762436 DEEDWARR
11/29/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,604.80
20211129-0157366

FF36698

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $704,000.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2021. Notary Public My Commission Expires:

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Keith Teelucksingh and Jeremy Henderson-Teelucksingh 6301 Palomar Court Nashville, TN 37211	Send Tax Bills to: New Owner 6301 Palomar Court Nashville, TN 37211	Tax Information: Tax Parcel ID No. 172-10-0B-052.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY S. GRAY and DAVID R. GRAY, WIFE AND HUSBAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KEITH TEELUCKSINGH AND JEREMY HENDERSON-TEELUCKSINGH, MARRIED TO EACH OTHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 52 on the Plan of Cluster Lot Development Christiansted Valley, Phase II, of record in Instrument No. 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy S Gray and David R Gray, wife and husband by Warranty Deed of record at Instrument No. 20130430-0042733, dated 04/26/2013 and recorded 04/30/2013, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **6301 Palomar Court, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10th day of November, 2021.

DAVID R. GRAY

AMY S. GRAY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID R. GRAY and AMY S. GRAY** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of November 2021.

Notary Public
My Commission Expires:

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/10/2021.

George E. Mudter, Jr.
Dated 11/10/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 11/10/2021

My commission expires 10/2/2023

