

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of November, 2021.

NOTARY PUBLIC

My commission expires:

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:
Arun Antony Kottayan Jesuraj and Anuradha Antony	New Owner	053-12-0B-020.00 CO
(NAME)	(NAME)	
3319 Old Hickory Boulevard Unit 20	**Same**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

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, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Arun Antony Kottayan Jesuraj and Anuradha Antony, husband and wife**, 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. D4, 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 20, 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 17th day of November, 2021.

File# 21-10869

Karen Johnson Davidson County
Batch# 764672 DEEDWARR
12/01/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211201-0159106

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of November, 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. 20211116-0152075 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 17th day of November, 2021.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Jill Neely, 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 **11/17/2021**.

Date

Affiant Signature

11/26/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **November**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON