WARRANTY DEED

Karen Johnson Davidson County
Batch# 766442 DEEDWARR
12/03/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20211203-0160243

File No. BC-21-1615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Singh Family Trust	New Owner	
(NAME)	(NAME)	
1412 Evening Star Place		071-11-0-210.00
(ADDRESS)	(ADDRESS)	
Morgan Hill, CA 95037		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Steven D. Rockoff M.D. and Elaine A. Rockoff, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sher Harbir Singh and Radhika Ghai-Singh, Trustees of The Singh Family Trust dated January 19, 2015**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of The Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Clayton Tate, Hannah Crockett, Tanner Rollins and Shelby Rollins by Warranty Deed from Michael P. Williamson and wife, Vickie Williamson of record in Instrument No. 20160418-0037017 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

Being the same property conveyed to Steven D. Rockoff, M.D., and Elaine A. Rockoff, husband and wife by Warranty deed from Clayton Tate and Hannah Crockett n/k/a Hannah Tate, husband and wife and Tanner Rollins and Shelby Rollins, husband and wife of record in Instrument No. 20200225-0020462 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 25, 2020.

This is property more commonly known as 1409B Meridian Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein

set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 16th day of November, 2021.

Steven D. Rockoff, M.D. by Joshua Hunter as atty in fact
Steven D. Rockoff, M.D.
by Joshua Hunter, his Attorney-In-Fact

Elaine D. Rockoff by Joshua Hunter as atty in fact
Elaine A. Rockoff
by Joshua Hunter, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Steven D. Rockoff, M.D. and Elaine A. Rockoff, and that this instrument was executed on behalf of the said Steven D. Rockoff, M.D. and Elaine A. Rockoff for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202112030160242____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of November, 2021.

Notary Signature
My commission expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 16, 2021**.

Affiant Signature

11/16/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

16th day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON