THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238736** Karen Johnson Davidson County Batch# 776521 **DEEDWARR** 12/20/2021 08:22:52 AM 2 pgs Fees: $13.00 Taxes: $1,975.80 20211220-0167520	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $534,000.00. Abhijit Shimpi Affiant Subscribed and sworn to before me this 13th day of December, 2021. JOHN T. COOK, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 12/14/24

WARRANTY DEED

Address New Owner: Abhijit Shimpi and Ozma Khan 2603 Brittany Court Nashville TN 37206	Send Tax Bills To: Capstar Bank 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 083 12 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Colin Wilkey, unmarried, and William S. Wilkey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abhijit Shimpi and Ozma Khan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Eastland Acres, Section III, as of record in Book 2331, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Collin Wilkey, unmarried and William S. Wilkey, married, as tenants in common with rights if survivorship by Quitclaim Deed from Lindsey E. Lander, unmarried and Collin Wilkey, unmarried of record in Instrument No. 20180719-0070625, in the Register's Office of Davidson County, Tennessee, dated July 11, 2018 and recorded on July 19, 2018.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of William S. Wilkey as Attorney-in-Fact for Collin Wilkey, which Power of Attorney is recorded in Instrument No. *, Register's Office for Davidson County, Tennessee. *20211220-0167519

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastland Acres, Section III, as recorded in Plat Book 2331, Page(s) 41 and as amended by instrument of record in Book 2707, Page 231.

This is improved property located at 2603 Brittany Court Nashville TN 37206

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 13th day of December, 2021.

Colin Wilkey
By William S. Wilkey, as attorney-in-fact

William S. Wilkey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William S. Wilkey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Collin Wilkey and he is authorized by Collin Wilkey to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of December, 2021.

Notary Public
My Commission Expires: _____

