Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1710

Return to:
Rady Title and Escrow, LLC
2612 21st Avenue South
Nashville, TN 37212
MAP 117-16-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hamid Shah and Alejandra Shah, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hunter Coleman Branstetter and Anna Louise Jones,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 of Block "M" on the Plan of Maplehurst Subdivision of record in Plat Book 843, Page (s) 22 and 23, 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 the same property conveyed to Hamid Shah and Alejandra Shah, husband and wife by Warranty deed from Emily O'Grady and Michael O'Grady, wife and husband of record in Instrument No. 20170802-0078596 Register's Office for Davidson County, Tennessee, dated July 29, 2017 and recorded on August 02, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1312 Grandview Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 777038 **DEEDWARR**
12/20/2021 03:53:51 PM 2 pgs
Fees: $13.00 Taxes: $3,922.00

20211220-0168089

NEW OWNER:
Hunter Coleman Branstetter
1312 Grandview Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
117-16-0-040.00

WITNESS THE EXECUTION HEREOF this 15th day of December, 2021.

Hamid Shah

Alejandra Shah

State of Tennessee)
County of Davidson)

On this 15th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Hamid Shah and Alejandra Shah, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,060,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2021.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024