WARRANTY DEED

Karen Johnson Davidson County
Batch# 779078 DEEDWARR
12/23/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20211223-0169564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF December 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GardWill, LLC	New Owner	
(NAME)	(NAME)	131 03 0 167.00
208 Key Ct	208 Key Ct	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(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, WE, **AMY D. GANDHI AND JAMES R. DAVENPORT,WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARDWILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, 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. 21 on the Map of the Neil Hunt Subdivision, of record in Book 974, Page 19, of the Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the Easterly side of Lone Oak Road and runs back between lines, as measured from the center line of said road, 250 feet on the Northerly line and 250.45 feet on the Southerly line, along the Northerly margin of Warfield Avenue, to the Westerly line of Lot No. 18, on which it measures 91.65 feet.

Included in the above description but expressly excluded from this conveyance is the following described:

A strip beginning at the Southerly corner of said Lot No. 21 at the Northerly margin of Warfield Avenue; thence Northerly 91.65 feet along the dividing line between Lot 21 and Lot 18; thence Westerly 10 feet; thence approximately 92 feet to the Northerly margin of Warfield Avenue, said line being the new dividing line between Lot 21 and Lot 18 on the Map of Neil Hunt Subdivision; thence along the Northerly margin of Warfield Avenue 20 feet, to the point of beginning.

Being the same property conveyed to Amy D. Gandhi and James R. Davenport, wife and husband, by Warranty Deed from Steven Shaughnessy, an unmarried man, of record in Instrument No. 20091029-0099942, in the Register's Office of Davidson County, Tennessee, dated October 27, 2009 and recorded on October 29, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4208 Lone Oak Rd., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10 day of December, 2021

AMY D. GANDHI

JAMES R. DAVENPORT

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 Amy D. Gandhi and James R. Davenport, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of December, 2021.

Commission expires:
3-8-22

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

Certificate of Authenticity

I, Josephine Sanchez, 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 December 15, 2021.

Josephine Sanchez
Affiant Signature

December 15, 2021
Date

State of Tenussee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

