Karen Johnson Davidson County
Batch# 779094 DEEDWARR
12/23/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20211223-0169583

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp: May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $699,900.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Navin N. Jain Rachel E. Jain	New Owner(s)	082-07-0M-006.00 CO
2166 Byrum Avenue		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE 829, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAVIN N. JAIN AND RACHEL E. JAIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

NNJ
REJ

Land in Davidson County, Tennessee, being Unit 6 on the Plan of The Hendrix, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Hendrix, as set forth in Exhibit "B" of record in Instrument No. 20200128-0010264, 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 Luther E. Cantrell, Jr. and Hattie M. Cantrell, as tenants in common, by deed from Mary C. McWhirter and Carla McWhirter, filed in Instrument No. 20060601-0064617, said Register's Office. The said Hattie M. Cantrell having since died, pursuant to her Last Will & Testament, No. 13-185, title now vests in Luther E. Cantrell, Jr. and Bobbie Sue Cantrell VanLandingham. Also see Affidavit of Heirship and Conveyance of interest filed in Instrument No. 20140226-0016578 and 20140226-0016577, said Register's Office.

Being a portion of the same property conveyed to Luther E. Cantrell, Jr by Quitclaim deed from Bobbie Sue Cantrell VanLandingham of record in Instrument No. 20180206-0012027 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to James M. West and wife, Valorie West by Warranty deed from Luther E. Cantrell, Jr., married of record in Instrument No. 20180206-0012028 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to The 829 LLC, A Tennessee Limited Liability Company by Warranty deed from James M. West and wife, Valorie West of record in Instrument No. 20180801-0075459 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 841 Lischey Avenue #6, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2021.

The 829, LLC, a Tennessee Limited Liability Company

By: _____
Eric Brasher, Authorized Member

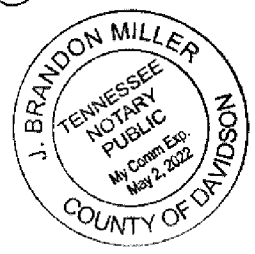
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Brasher, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of The 829, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2021.

_____
Notary Public

My Commission Expires:
5-2-22



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/20/2021 (date of document).

Affiant Signature

12/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025