WARRANTY DEED

Karen Johnson Davidson County
Batch# 780785 **DEEDWARR**
12/28/2021 03:17:49 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00

20211228-0170743

J-WG-21-1710B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/26

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neetesh Kumar Gupta	**The Mortgage Firm, Inc., ISAOA/ATIMA**	
(NAME)	(NAME)	**081-08-4Y-002.00-CO**
3719 First Street	**921 Douglas Avenue, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Livermore, CA 94551	**Altamonte Springs, FL 32714**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1710 NASSAU ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEETESH KUMAR GUPTA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1710 Nassau Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200902-0099700, and being shown on Plat attached thereto as Exhibit "B", 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 Glenda A. Nicholson by Deed from Donald E. Cornwell and Douglas C. VanTassel of record in Book 7360, page 231, Register's Office for Davidson County, Tennessee, dated September 22, 1987 and recorded on September 23, 1987. (Value or consideration shown in aforementioned deed $35,000.00.)

Being a portion of the same property conveyed to Glenda A. Borders and husband, Ronald Borders by Quitclaim deed from Glenda A. Borders, fka Glenda A. Nicholson of record in Instrument No. 20030424-0055403 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on April 24, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Millionaires Institute, LLC, a Tennessee Limited Liability Company by Warranty deed from Glenda A. Borders and husband, Ronald Borders of record in Instrument No. 20191226-0133335 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 26, 2019. (Value of consideration shown in aforementioned deed $230,000.00.)

Being a portion of the same property conveyed to 1710 Nassau St., LLC, a Tennessee Limited Liability by Quitclaim deed from Millionaires Institute, LLC, A/K/A, Millionaires Institution, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201019-0121001 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 19, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1710B Nassau Street A Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants. Conditions and Restrictions of record in Instrument Number 20200902-0099700, Register's Office for Davidson County, Tennessee

- Charter of record in Instrument Number 20200902-0099699, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1710B Nassau St, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 shal be applicable to all genders.

Witness my/our hand(s) this the 21 DAY OF DECEMBER, 2021.

1710 Nassau St., LLC, a Tennessee Limited Liability Company

BY: _____
Peter Zaree
Member of Millionaires Institution, LLC

BY: _____
Ebram Nashed
Member of Millionaires Institution, LLC

BY: _____
Amir Iskander
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER ZAREE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER OF MILLIONAIRES INSTITUTION, LLC of 1710 NASSAU ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER OF MILLIONAIRES INSTITUTION, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EBRAM NASHED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER OF MILLIONAIRES INSTITUTION, LLC of 1710 NASSAU ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER OF MILLIONAIRES INSTITUTION, LLC executed the foregoing instrument for the purpose therein containec.

Witness my hand and official seal, this the 21st of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMIR ISKANDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 1710 NASSAU ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212