Karen Johnson Davidson County
Batch# 781349 **DEEDWARR**
12/29/2021 10:33:20 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20211229-0171115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/5/23
(AFFIX SEAL)

W. DILLON WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Smyrna, TN 37167

File No.: 1012-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brian Farinha	Better Mortgage Corporation	091-10-3B-001.00-CO
(NAME)	(NAME)	
5709 Robertson Ave	175 Greenwich Street 59th Floor	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	New York NY 10007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Five Thousand And No/100 Dollars ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIBERTY INVESTMENTS LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN FARINHA, A MARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit A of 5709 Robertson Ave established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5709 Robertson Ave, of record in Instrument No. 20200818-0092558, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

Being a portion of the same property conveyed to Liberty Investments, LLC by Warranty deed from Charles D. McNabb, an unmarried man of record in Instrument No. 20190822-0084667 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 22, 2019.

unimproved ☐
This is improved ☒ property, known as 5709 Robertson Ave, Nashville, TN 37209
(House No.) (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 successors 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 our hands this 23rd day of December, 2021.

Liberty Investments LLC

BY: _____
Surajit Chaudhury, Managing Member

BY: _____
Rasik Patel, Member

State of Tennessee

County of Rutherford

Before me, Ruth Foran of the state and county mentioned, personally appeared Surajit Chaudhury with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the member authorized to execute the instrument , the within named bargainor, a corporation, and that such president or officer as such the managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Surajit Chaudhury.

Witness my hand, at office, this 23rd day of December, 2021

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

_____
Notary's Signature

State of Tennessee

County of Rutherford

Before me, Ruth Foran of the state and county mentioned, personally appeared Rasik Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the member authorized to execute the instrument , the within named bargainor, a corporation, and that such president or officer as such as Member , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Rasik Patel.

Witness my hand, at office, this 23rd day of December, 2021

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

_____
Notary's Signature