Karen Johnson Davidson County
Batch# 782472 DEEDWARR
12/30/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20211230-0172134

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1360

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of December, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tarun Pal Singh 2720 Hartford Drive Nashville, TN 37210	Community Mortgage Corporation 142 Timber Creek Drive Cordova, TN 38018	119-10-0-155.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Brandon Adams, Trustee of The 2720 Hartford Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tarun Pal Singh, a married man, and Rohini Jaglan Singh, his wife, is signing to perfect the lien against the subject property

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. 14 on the Plan of Final Layout for Subdivision, Hidden Acres of record in Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 75 feet on the East side of Hartford Drive, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to William Terry Walker and wife, June L. Walker by Warranty deed from Elward C. Lane and wife, Nellie H. Lane of record in Book 4597, page 596, Register's Office for Davidson County, Tennessee, dated April 29, 1972 and recorded on May 1, 1972.

(Value or consideration shown in aforementioned deed $7,062.53.)

The said William Terry Walker died on April 19, 1992, leaving June L. Walker as the surviving tenant by the entirety.

Being the same property conveyed to Brandon Adams, Trustee of The 2720 Hartford Dr Trust by Warranty Deed from June L. Walker, unmarried of record in Instrument No. 20200106-0002789 Register's Office for Davidson County, Tennessee, dated January 6, 2021 and recorded on January 6, 2021. (Value of consideration shown in aforementioned deed $280,000.00.)

Being also known as 2720 Hartford Drive Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2720 Hartford Drive, Nashville, TN 37210

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 so 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.

Dated this the 22nd day of December, 2021.

The 2720 Hartford Dr Trust dated January 6, 2021

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 22nd day of December, 2021, before me personally appeared Brandon Adams, Trustee of The 2720 Hartford Dr Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal at this 22nd day of December, 2021.

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

_____
Notary Public
My Commission Expires: 7-22-25

Certificate of Authenticity

I, Joshua A. Terry, 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 12-22-21.

Affiant Signature

12-23-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-23-21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON