This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0006

Return to:
Realty Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
DM-BR-21-215

Karen Johnson Davidson County
Batch# 793269 **DEEDWARR**
01/19/2022 02:11:05 PM 2 pgs
Fees: $13.00 Taxes: $1,343.10

20220119-0007442

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $363,000.00

Sworn to and subscribed before me this 14 day of January, 2022.

Affiant

Notary Public

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Anne Sarkar 4003 Murray Pl. Nashville, TN 37216	New Owner	071-15-0-037.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard D. Hester, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anne Sarkar and Akash Sarkar, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 65 on the plan of Eastmoreland Place of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 50 feet on the northerly side of Lucile Street and runs back between lines, 135 feet to an alley.

Being the same property conveyed to Richard D. Hester, unmarried by Quit Claim deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119860 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

This is improved property known as **213 Lucile St., Nashville, TN 37207.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 14 day of January, 2022.

Richard D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard D. Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of January, 2022.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Notary Public
My Commission Expires: