Karen Johnson Davidson County
Batch# 794240 DEEDWARR
01/24/2022 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220124-0008424

Name and Address of New Owner:
Adnan Asad Baig
309 Alice Avenue
Nashville, TN 37211

Send Tax Bills To:
Adnan Asad Baig
309 Alice Avenue
Nashville, TN 37211

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 133-08-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BXSCI96 Realty Holdings LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adnan Asad Baig, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Addition to Greenwood Hills, Section Two of record in Plat Book 5200, Page 62, 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 the same property conveyed to BXSCI96 Realty Holdings, LLC, A Tennessee Limited Liability Company, by deed dated June 28, 2019, and recorded July 12, 2019, from David Kratter, unmarried, of record in Instrument Number 20190712-0068011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the instruments of record at 20190712-0068012 and 20190712-0068013, Register's Office for Davidson County, Tennessee.

Property Address: 228 Brevard Court Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of January, 2022.

BXSCI96 Realty Holdings LLC, a Tennessee Limited Liability Company

By: Amit Kalra

Amit Kalra, Trustee, The Amit Kalra Revocable Living Trust dated April 28, 2017, Member

STATE OF Texas
COUNTY OF Bell

Before me, Hugh Cross of the state and county mentioned, personally appeared Amit Kalra, 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 Trustee, The Amit Kalra Revocable Living Trust dated April 28, 2017, Member of BXSCI96 Realty Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Amit Kalra as such Trustee, The Amit Kalra Revocable Living Trust dated April 28, 2017, Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Trustee, The Amit Kalra Revocable Living Trust dated April 28, 2017, Member.

Witness my hand and seal, at office in Bell County, TX, this 7th day of January, 2022.

Notary Signature

Printed Name: Hugh Cross

Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

My commission expires: 09/10/2024 Notarized online using audio-video communication

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BXSCI96 Realty Holdings LLC, a Tennessee Limited Liability Company

By: Amit Kalra
Amit Kalra, Trustee, The Amit Kalra Revocable Living Trust dated April 28, 2017, Member

STATE OF Texas
COUNTY OF Bell

Sworn to and subscribed before me this 7th day of January, 2022.
Amit Kalra, Trustee, The Amit Kalra Revocable LivingTrust dated April 28, 2017, Member

Notary Signature
My commission expires: 09/10/2024

Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Missa Low, 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 4/7/22 (date of document).

Affiant Signature

4/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10 - 12 - 2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY