Karen Johnson Davidson County
Batch# 801736 DEEDWARR
02/08/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,656.60
20220208-0014414

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9071

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 2022

Notary Public

Commission Expires: 3/15/25

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
BL TRUST 2025 U/A/D January 3rd, 2022 233 Dockham Shore Rd. Gilford, NH 03249	NEW OWNER	104-02-2A-103.00-CO

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,

Kapil Bhatia and Simi Bhatia, husband and wife and Anuj O. Bhatia, unmarried

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

Marie A. Savia, Trustee of Philip A. Savia, Marie A. Savia, and Milana M. Savia, as Trustees of BL TRUST 2025 U/A/D January 3rd, 2022

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 Unit No. 103, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 103A and 103B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Kapil Bhatia and Simi Bhatia, Husband and wife, and Anuj O. Bhatia, unmarried by Warranty deed from The Poston at the Park, LLC, a Tennessee limited liability company of record in Instrument No. 20180530-0051458 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 30, 2018.

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: 3000 Poston Avenue #103, Nashville, TN 37203

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 20th day of January, 2022.

Kapil Bhatia

Simi Bhatia

Anuj O. Bhatia

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kapil Bhatia, Simi Bhatia, and Anuj O. Bhatia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa (City), Florida (state) this 20th day of January, 2022.

NANCY C. HAMIE
Commission # GG 209263
Expires April 19, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
My Commission Expires: April 19, 2023

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 1-20-22.

Affiant Signature

1-27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1-27/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON