Karen Johnson Davidson County
Batch# 801786 **DEEDWARR**
02/08/2022 01:21:48 PM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20220208-0014475

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $599,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2022.

Notary Public

My commission expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Kolikant **Amy Elizabeth Jackson**	Capstar Bank	**126-16-0A-067.00 co**
6652 Valleypark Dr.	2002 Richard Jones Rd, Suite 300A	
Nashville, TN 37221	Nashville, TN 37215	

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, WE, **Sanjay Mishra and No Name Given Smriti a/k/a Smriti, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Kolikant and Amy Elizabeth Jackson, husband and wife** 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:

Property known as: 6652 Valleypark Dr., Nashville, TN 37221, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 67 on the Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sanjay Mishra and No Name Given Smriti, husband and wife, by Warranty Deed from Kelly A. Weiland, dated 11/15/2019 and recorded 11/21/2019 in Instrument No. 20191121-0120226, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 126-16-0A-067.00 co

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.

This is improved property known as: 6652 Valleypark Dr., Nashville, TN 37221.

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 in 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.

owners to the flow of the waters of the Harpeth River, free from diminution or pollution. 16) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River. 17) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way. 18) Title to that portion of the premises embraced within the bounds of roads or highways. 19) Lack of direct access to Interstate 40, a limited access highway. 20) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk of record in Instrument No. 20011105-0121083 and as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313 and in Instrument No. 20040506-0051985, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. 21) Charter of Riverwalk Nashville Homeowners' Association, Inc., of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee. 22) Taxes for the current year prorated and assumed by the Grantee.

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.

This is improved property known as: 6652 Valleypark Dr., Nashville, TN 37221.

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 in 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.

Witness my/our hand(s) this 3rd th day of February, 2022.

Sanjay Mishra

Smriti

No Name Given Smriti a/k/a Smriti

STATE OF ~~TENNESSEE~~ CB Massachusetts
COUNTY OF ~~DAVIDSON~~ CB Middlesex

On this 3rd th day of February, 2022, before me personally appeared **Sanjay Mishra and No Name Given Smriti a/k/a Smriti**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd th day of February, 2022.

Notary Public

Commission Expiration: July 15, 2027

CASSANDRA BROADUS
Notary Public
Massachusetts
My Commission Expires
Jul 15, 2027