Karen Johnson Davidson County
Batch# 804552 DEEDWARR
02/14/2022 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20220214-0016366

# WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-3

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Preeti Srivastava | Same as Owner | 172 09 0B 036.00 |
| (NAME) 3171 Charles Park Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SJ Properties, a Tennessee General Partnership** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Priti Srivastava, an unmarried woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described more particularly in Exhibit A (the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3171 Charles Park Drive, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 21st day of January, 2022.

**GRANTOR:**

**SJ Properties, a Tennessee General Partnership**

**By:** _____
**Pankaj Srivastava, General Parter**

**By:** _____
**Angeli Jain, General Partner**

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Pankaj Srivastava, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the General Partner of SJ Properties, a Tennessee General Partnership, and being duly authorized, executed the the foregoing instrument on behalf of said partnership.

WITNESS my hand, at office, this 21st day of January, 2022.

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

My Commission Expires: 03/15/2025

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angeli Jain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she is the General Partner of SJ Properties, a Tennessee General Partnership, and being duly authorized, executed the foregoing instrument on behalf of said partnership.

WITNESS my hand, at office, this 21st day of January, 2022.




Notary Public

My Commission Expires: 03/15/2025

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 36 on the Final Subdivision Plat Cameron Park of record in Instrument No. 20200102-0000105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S J Properties, a Tennessee General Partnership, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20210226-0024686, in the Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on February 26, 2021.

Being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company, by Special Warranty Deed from DRP TN 1, LLC, a Delaware limited liability company, of record in Instrument No. 20200727-0081920, in the Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on July 27, 2020.

Being part of the same property conveyed to DRP TN 1, LLC, a Delaware limited liability company, by Quit Claim Deed from Edmondson Landco, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190304-0019427, in the Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 4, 2019.

Being part of the same property conveyed to Edmondson Landco, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, SERIES 2003-WMC1, of record in Instrument No. 20161206-0127716, in the Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on December 6, 2016.

**TRUE COPY CERTIFICATION**

I, Sarah Ames, 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 January 21, 2022.

Signature
Date: January 21, 2022

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

On this 21st day of January, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD