Karen Johnson Davidson County
Batch# 809860 DEEDWARR
02/23/2022 11:12:32 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220223-0020505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Gary Zheng and Dao Qing Chen	NEW OWNER	114-07-0B-182.00 CO
(NAME)	(NAME)	
1760 Haleys Hope Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy-Five Thousand And No/100 Dollars ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PANKAJ C. DESAI AND ARADHANA P. DESAI, HUSBAND AND WIFE: AS TO AN UNDIVIDED 50% INTEREST (THE "DESAI ENTIRETY INTEREST") AND HITESH P. VAISHNAV AND SONALI VAISHNAV, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST (THE "VAISHNAV ENTIRETY INTEREST"), THE SAID DESAI ENTIRETY INTEREST AND THE VAISHNAV INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY ZHENG AND DAO QING CHEN, SON AND MOTHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Lot(s) 67, as shown on the map entitled Section Seven Addition to Westchase, of record in Instrument No. 20051202-0144886, and Surveyor's Certificate in Instrument No. 20070627-0076862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PANKAJ C. DESAI AND ARADHANA P. DESAI, HUSBAND AND WIFE: AS TO AN UNDIVIDED 50% INTEREST (THE "DESAI ENTIRETY INTEREST") AND HITESH P. VAISHNAV AND SONALI VAISHNAV, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST (THE "VAISHNAV ENTIRETY INTEREST"), THE SAID DESAI ENTIRETY INTEREST AND THE VAISHNAV INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from THOMAS PLUIM, II AND HEATHER PLUIM, HUSBAND AND WIFE, of record in Instrument No. 20160830-0090551, dated August 25, 2016, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1760 Haleys Hope Court, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 14 day of February, 2022.

HITESH P VAISHNAV BY
Hitesh P. Vaishnav, by Pankaj C. Desai, his attorney in fact

SONALI VAISHNAV BY
Sonali Vaishnav, by Pankaj C. Desai, her attorney in fact

Pankaj C. Desai

Aradhana Desai
Aradhana P. Desai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Pankaj C. Desai** personally appeared before me this day and who acknowledged himself to be the power of attorney for **Hitesh P. Vaishnav and Sonali Vaishnav**, and who further acknowledged the due execution of the foregoing instrument in his capacity as attorney in fact as their free act and deed.

Witness my hand and official seal, this the 14 of February, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Pankaj C. Desai and Aradhana P. Desai** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 14 of February, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY