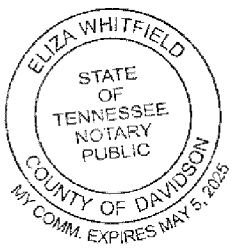
Karen Johnson Davidson County
Batch# 814482 DEEDWARR
03/02/2022 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220302-0023958



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of February, 2022.

NOTARY PUBLIC

My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Booke (NAME)	Canopy Mortgage LLC (NAME)	053-12-0B-028.00 CO
3319 Old Hickory Blvd., Unit 28 (ADDRESS)	360 Technology Ct, Suite 200 (ADDRESS)	
Old Hickory, TN 37138	Lindon, UT 84042	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Siddharth Amin,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **David Booke , a single man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. F1 on the plan of Old Hickory Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Old Hickory Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170526-0052731, and amended as Instrument No. 20210225-0024144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to SIDDHARTH AMIN, by deed from CHARLES W. PURSLEY, JIMMY R. MCCLUNG AND THOMAS S. PULLEY, of record as Instrument No. 20170228-0019626, dated February 14, 2017, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3319 Old Hickory Blvd., Unit 28, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of February, 2022.

Siddharth Amin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Siddharth Amin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/21/2022 ____ (date of document).

Affiant Signature

02/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025