Karen Johnson Davidson County
Batch# 816283 DEEDWARR
03/07/2022 09:09:55 AM 2 pgs
Fees: $13.00 Taxes: $2,441.63
20220307-0025394

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF February, 20__.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

DAVIDSON COUNTY M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ajay Gupta	SEND TAX BILLS TO: Ajay Gupta	MAP-PARCEL NUMBERS
(NAME) 2007A Lombardy Ave	(NAME) 2007A Lombardy Ave	071-15-0R-002.00-CO (new m&p)
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Hudson, married** , HEREINAFTER CALLED THE GRANTOR(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ajay Gupta, married,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Unit No. 1201B, Hudson Manor IX, a Horizontal Property Regime with Private Elements, as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Hudson Manor IX, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210223-0022229, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Juanita Taylor by Cash deed from Jack F. Kemp of record in Book 8161, page 6, Register's Office for Davidson County, Tennessee, dated July 20, 1990 and recorded on July 26, 1990. (Value or consideration shown in aforementioned deed $27,900.00.)

Being a portion of the same property conveyed to Robert Hudson, a married man by Warranty deed from Juanita Taylor, of record in Instrument No. 20201109-0131355 Register's Office for Davidson County, Tennessee, dated November 6, 2020 and recorded on November 9, 2020.

Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1201 B Stainback Ave Nashville, TN 37207
(House Number) (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.

Witness my hand this 4th day of March, 2022.

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2022.

Notary Public

My Commission Expires 11-3-25

