6

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public Sheila L. Mahoney

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zoltan Gati	Zoltan Gati	09602004400
(NAME)	(NAME)	
118 Stewarts Ferry Pike	118 Stewarts Ferry Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Poora Properties, GP, a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zoltan Gati,** 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 No. 48 and the east 25 feet front and 28.2 feet rear of Lot 49 on the Plan of Cloverbottom Subdivision Section 1, of record in Book 1424, Page 50, Register's Office for said County.

Said Lot No. 48 and said part of Lot No. 49 adjoin and front together 100 feet on the southerly side of Stewarts Ferry Road and run back 211.4 feet on the easterly line of Lot No. 48 and 269.4 feet on the westerly line of said part of Lot No. 49, to a deadline in the rear on which it measures 114.7 feet.

Being the same property conveyed Pooja Bery by deed dated February 5, 2020 from Mary N. McLennan of record in Instrument No. 20200210-0014845, Register's Office for Davidson County, Tennessee. Thereafter the said Pooja Bery conveyed her interest in said property to Poora Properties, GP, a Tennessee General Partnership by deed dated May 5, 2020 of record in Instrument No. 20200507-0047472, Register's Office for Davidson County, Tennessee. Then Poora Properties, GP, a Tennessee General Partnership conveyed said property to Poonam Bery by deed dated January 21, 2022 of record in Instrument No. 20220131-0010688, Register's Office for Davidson County, Tennessee. Thereafter Poonam Bery reconveyed said property to Poora Properties, GP, a Tennessee General Partnership by deed dated February 24, 2022 of record in Instrument No. 20220228-0021930, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 118 Stewarts Ferry Pike, Nashville, TN 37214
(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.

Karen Johnson Davidson County
Batch# 822752 **DEEDWARR**
03/16/2022 08:22:17 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220316-0030234

Witness my/our hands this 14th day of March, 2022.

Poora Properties, GP, a Tennessee General Partnership

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Poora Properties, GP, a Tennessee General Partnership and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 14th day of March, 2022.

_____
Notary Public Sheila L. Mahoney
My Commission Expires: 10/2/2023

File No.: 22-GatiZ

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON