This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16106-RR

Karen Johnson Davidson County
Batch# 822894 DEEDWARR
03/16/2022 09:55:24 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220316-0030472

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 8th day of March, 2022.

Notary Public
My Commission Expires: 1-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hollyvale Rental Holdings, LLC 4161 Saddlecreek Way Nashville, TN 37013	2320 Potosi St Ste 130 Las Vegas, NV 89146	175 02 0B 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Devinder K. Sharma and Shashi P. Sharma, Husband and Wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hollyvale Rental Holdings, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Unit No. 2504 on the plan of Old Hickory Commons, as shown by plat and survey of record in Instrument No. 20070920-0112646 and amended in Instrument Nos. 20071213-0143334 and 20080317-0026338 and Supplemental Declaration record in Instrument No. 20081117-0113467 and further amended in Instrument Nos. 20101222-0101832, 20130322-0028759, and 20140207-0011094 and Supplemental Declaration record in Instrument Nos. 20170602-0055284 and 20190502-0040940 and further amended in Instrument No. 20190502-0040941, 20201120-0136581, and 20080710-0071087 and Fines recorded in Instrument No. 20201103-0128180, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Devinder K. Sharma and Shashi P. Sharma, Husband and Wife, by Warranty Deed from Hayley Rodriguez, Unmarried, of record in Instrument No. 20170613-0059216, in the Register's Office of Davidson County, Tennessee, dated June 12, 2017 and recorded on June 13, 2017.

This is improved property located at: **4161 Saddlecreek Way, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2022.

GRANTOR:

Devinder K. Sharma

Shashi P. Sharma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Devinder K. Sharma and Shashi P. Sharma, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24