Karen Johnson Davidson County
Batch# 825739 DEEDWARR
03/21/2022 02:42:46 PM 2 pgs
Fees: $13.00 Taxes: $925.93

20220321-0032362

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4358-WE	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,250.00**. Karen Borrell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2022. Stacey DensonPalmer Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Anupam Kumar	Anupam Kumar	MAP:
729 Crestmark Dr	729 Crestmark Dr	PARCEL: 081-15-0-092.00
Mt. Juliet TN 37122	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRISTIE FULTZ, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANUPAM KUMAR AND PRAGYA RASHMI, HUSBAND AND WIFE**

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 the Westerly 10 feet of Lot No. 1 and the Easterly 30 feet of Lot No. 2 on the Plan of S. A. Champion' s Subdivision of certain lots in the Harding Addition, as of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly part of Lot No. 1 and Easterly part of Lot No. 2 adjoin and front together 40 feet on the Northerly side of Herman Street and run back between parallel lines, 150 feet to an alley, according to survey by Hickerson and Miller, Engineers, dated September 20, 1956.

Being the same property conveyed to Christie Fultz, unmarried by Warranty deed from Samuel Kpana-Quamoh and Terrice Ramey, married of record in Instrument No. 20191217-0130026 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 17, 2019.

This is UNIMPROVED ✠ IMPROVED property known as: **1902 Heiman Street, Nashville, TN 37208**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-AR-220402

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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/our hand(s) this the 9 day of March, 2022.

Christie Fultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christie Fultz**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9 day of March, 2022.

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public