Karen Johnson Davidson County
Batch# 830644 **DEEDWARR**
03/29/2022 01:46:11 PM 3 pgs
Fees: $18.00 Taxes: $4,292.00

20220329-0036329

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Upamanyu Sanyal and Ashley Sanyal, husband and wife 2223 10th Avenue South Nashville, TN 37204	new owner	105-13-4D-002.00

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, **Gaelon Watkins, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Upamanyu Sanyal and Ashley Sanyal, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being all of Unit B of 2221 10th Avenue Condominiums as shown and delineated in Exhibit "B" of the Declaration of Establishment of 2221 10th Avenue Condominium recorded in Instrument No. 201507070065848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Together with an undivided interest as unit owners in and to the common elements, appurtenant thereto, as defined in the aforementioned declaration.

Being part of the same property conveyed to Gaelon Watkins and Clarence Turner by Warranty Deed from Mary Alice Ridley, a widow, dated 04/04/2014 and recorded 04/09/2014, of record in Instrument 201404090029541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gaelon Watkins by Quit Claim Deed from Clarence Turner, dated 10/30/2017 and recorded 10/31/2017, of record in Instrument 201710310111700, Register's Office for

04-22-2022

Davidson County, Tennessee. THE SUBJECT PROPERTY IS NOT, AND HAS NEVER BEEN, THE PRINCIPAL PLACE OF RESIDENCE OF GRANTOR.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2223 10th Avenue South, Nashville, TN 37204

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/our hand(s) this the 23rd day of March, 2022.

Gaelon Watkins

Gaelon Watkins

STATE OF CALIFORNIA

COUNTY OF —

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gaelon Watkins with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of March, 2022.

SEE ATTACHED CERTIFICATE

Notary Public

My Commission Expires:

(SEAL)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

On MARCH 23, 2022 (*Date*) before me, O. L. GOODWIN, NOTARY PUBLIC (*Here Insert Name and Title of the Officer*),

personally appeared GAELON WATKINS (*Name(s) of Signer(s)*),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

O. L. GOODWIN
COMMISSION #2351423
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
MY COMMISSION EXPIRES
MARCH 14, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature O. L. Goodwin
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 3/23/2022 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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