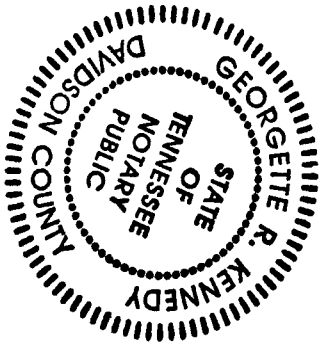
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00.

JoAnn B Bremer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 832982 DEEDWARR
04/01/2022 09 28:11 AM 3 pgs
Fees: $18.00 Taxes: $4,921.00

20220401-0037814

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)
Maneesh Kanal and Supriya Kanal 1914A Warfield Drive Nashville, TN 37215	NEW OWNER	131022N001.00

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, **Matthew Fleischer and Rachel Fleischer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Maneesh Kanal, unmarried and Supriya Kanal, unmarried as joint tenants with rights of survivorship**, 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, being Unit No. 1, together with the appurtenant interest in the common elements of 9 Colonial Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20151118-0117029, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration

Being the same property conveyed to Matthew Fleischer and Rachel Fleischer, husband and wife by Warranty Deed from Warfield Development, LLC, a Tennessee Limited Liability Company, dated 02/08/2017 and recorded 02/13/2017, of record in Instrument 201702130014643, Register's Office for Davidson County, Tennessee.

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: 1914A Warfield Drive, Nashville, TN 37215

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 ~~31st~~ 23rd day of March, 2022.

Matthew Fleischer

Rachel Fleischer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Matthew Fleischer ~~and Rachel Fleischer~~ with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~31st~~ 23rd of March, 2022.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)



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 31st day of March, 2022.

Matthew Fleischer

Rachel Fleischer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared ~~Matthew Fleischer and~~ Rachel Fleischer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of March, 2022.

Alexis M. Cantrell

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

