Karen Johnson Davidson County
Batch# 841385 DEEDWARR
04/18/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220418-0044436

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1244

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Wayne Mayo 709 Woodland Way Nashville, TN 37209	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	114-14-0A-087.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ajanta Bhattacharjee, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Mayo, unmarried man

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. 87 on the Plan of Final Plat - Section 1, Woodland Forest - Planned Unit Development of record in Plat Book 6900, Pages 534 through 536, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessie P. Lapid, unmarried by Warranty Deed from Cynthia G. Chambers f/k/a Cynthia G. Otto of record in Instrument No. 20160315-0024453 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 15, 2016.

Being the same property conveyed to Ajanta Bhattacharjee, a single woman by Warranty Deed from Jessie P. Lapid, unmarried of record in Instrument No. 20200227-0022033 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on February 27, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 709 Woodland Way, Nashville, TN 37209.

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 so 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.

Dated this the 8th day of April, 2022.

Ajanta Bhattacharjee

Ajanta Bhattacharjee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of April, 2022, before me personally appeared Ajanta Bhattacharjee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2022.

Kaylie Payne

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/8/22.

Affiant Signature

4/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON