Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-22-2150B

Karen Johnson Davidson County
Batch# 845739 DEEDWARR
04/26/2022 11:04:46 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220426-0047824

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2022. Notary Public My commission expires:

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nipun K. Utreja and Hannah M. Schrader	New Owner(s)	106-13-0A-004.00-CO
2150 B Oakland Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN BOYD BAILEY AND MARGARET D. PELL BAILEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIPUN K. UTREJA, UNMARRIED AND HANNAH M. SCHRADER, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 D, as shown on the plan attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2148 Oakland Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20161116-0120616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Boyd Bailey and Margaret D. Pell, as tenants in common with right of survivorship by Warranty deed from Village Builders LLC, a Tennessee limited liability company of record in Instrument No. 20170911-0093071 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 11, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2150B Oakland Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2022.

Stephen Boyd Bailey

Margaret Pell Bailey

Margaret D. Pell Bailey

STATE OF FLORIDA
COUNTY OF MIAMI - DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Boyd Bailey and Margaret D. Pell Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. By Physical Presence

Witness my hand and seal this 21 day of April, 2022.

RSN

Notary Public

My Commission Expires: 8-10-24

ROBERT SWACKHAMER
Notary Public - State of Florida
Commission # HH 021227
My Comm. Expires Aug 10, 2024
Bonded through National Notary Assn.