Karen Johnson Davidson County
Batch# 852648 DEEDWARR
05/09/2022 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20220509-0052932

NAME AND ADDRESS OF NEW OWNERS:
Ravi Sachan
PO Box 128402
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owners

WARRANTY DEED
WITH ADMINISTRATOR QUITCLAIM

(Tax Parcel ID # 113 13 0 057.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned **Carl J. Galbraith, III**, has bargained and sold and does hereby transfer and convey unto **Ravi Sachan, a married man**, its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 95, Plan of Abbay Hall, Section I, according to survey and plat of same appearing of record in Book 2331, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 95 fronts 85 feet on the southerly side of Trousdale Drive (formerly Elysian Fields Road) and runs back between lines, measuring 173 feet on the westerly line and 174.1 feet on the easterly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Carl J. Calbraith and wife, Atha Calbraith by Warranty Deed filed for record on March 14, 1963 in Book 3529, page 185, of the Register's Office of Davidson County, Tennessee. The said Carl J. Galbraith died on February 22,1975 leaving Atha Galbraith as the surviving tenant by the entirety. The said Atha Galbraith died on August 18, 2012 leaving Carl J. Galbraith, III as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20121031-0099969 and Order Appointing Administrator and Declare Heirship of record in Instrument No. 20121031-0099968, in the Register's Office of Davidson County, Tennessee. (see also Probate Case #: 12P-1534, in Davidson County Circuit Court).

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements

of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Carl J. Galbraith III, Administrator of the Estate of Atha Galbraith hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of April, 2022.

Carl J. Galbraith, III

Carl J. Galbraith, III, Administrator of the Estate of Atha Galbraith

State of Tennessee

County of Davidson

Personally appeared before me, Carl J. Galbraith III with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2022.

Notary Public
My Commission Expires: 9/19/22

LAURA VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

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 Carl

J. Galbraith III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be Administrator of the Estate of Atha Galbraith, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2022.

Laura X. Vaught
Notary Public
My Commission Expires: 9/19/22

STATE OF TENNESSEE
COUNTY OF Davidson

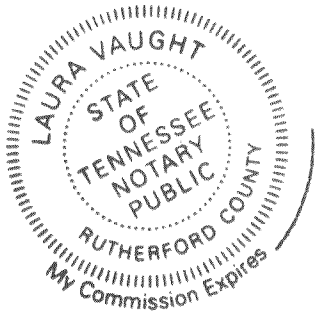
The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Pamela M. Lann
Affiant

Witness my hand at office this 29th day of April, 2022.

Commission expires: 9/19/22

Laura X. Vaught
Notary Public



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 2, 2022.

Tori Cole

Affiant Signature

Date: 5/2/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 2, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

