Karen Johnson Davidson County
Batch# 853215 DEEDWARR
05/10/2022 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220510-0053441

Name and Address of New Owner:
Amin Dwikat
4409 Dali Court
Nashville, TN 37013

Send Tax Bills To:
Amin Dwikat
4409 Dali Court
Nashville, TN 37013

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 050 03 0 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amit Kalra, Trustee of The Amit Kalra, Revocable Living Trust,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amin Dwikat,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section III, Willow Creek, of record in Plat Book 5200, Page 631, Register's Office for said County.

Said Lot No. 73, which is a corner lot, fronts 105.00 feet on the Northerly margin of Westchester Drive and fronts 41.54 feet on the Westerly margin of Brookdale Drive, said frontages being joined by a curve having a length of 36.712 feet, and extends back 128.80 feet on the Northerly line and 92.44 feet on the Westerly line which is a broken line to a point of intersection.

Being the same property conveyed to Amit Kalra, Trustee of the Amit Kalra Revocable Living Trust, by Quit Claim Deed from Amit Kalra, of record in Instrument No. 20190708-0066329, in the Register's Office for Davidson County, Tennessee, dated July 7, 2019 and recorded on July 8, 2019.

Being the same property conveyed to Amit Kalra, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20180305-0020243, in the Register's Office for Davidson County, Tennessee, dated February 28, 2018 and

recorded on March 5, 2018.

This conveyance is subject to instrument of record at 20190708-0066330, Register's Office for Davidson County, Tennessee.

Property Address: 3301 Brookdale Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.

The Amit Kalra, Revocable Living Trust

By: Amit Kalra, Trustee

Amit Kalra, Trustee

STATE OF Texas
COUNTY OF Bell

On this 29th day of April, 2022, before me personally appeared Amit Kalra, Trustee of The Amit Kalra, Revocable Living Trust, 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 29th day of April, 2022.

Notary Signature
My commission expires: 09/10/2024

NOTARY PUBLIC STATE OF TEXAS

Hugh Cross

ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

The Amit Kalra, Revocable Living Trust

By: Amit Kalra, Trustee
Amit Kalra, Trustee

STATE OF Texas
COUNTY OF Bell

Sworn to and subscribed before me this 29th day of April, 2022. by Amit Kalra, Trustee

Notary Signature
My commission expires: 09/10/2024

NOTARY PUBLIC STATE OF TEXAS

Hugh Cross
ID NUMBER
13266956-6
COMMISSION EXPIRES
September 10, 2024

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Milissa Lowe, 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 4/29/22 (date of document).

Affiant Signature

5/2/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON