Karen Johnson Davidson County
Batch# 853812 DEEDWARR
05/11/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220511-0054163

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 21st day of April, 2022.

Notary Public
My commission expires: July 9, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Manohar A. Adiani	New Owner	086-11-0A 062.00
127 Hermitage Woods Drive		
Nashville, TN 37076		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN MCDONALD AND JACQUELINE MCDONALD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MANOHAR A. ADIANI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1, Building No. 2, of Hermitage Woods, Phase II (Raintree Village), a Condominium, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4753, page 140, and as amended in Book 4980, page 378, Book 5165, page 761, and in Book 5172, Page 77, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Hermitage Woods Condominium Apartments, Revised, Phase II and II A, as of record in Book 4860, pages 62 Through 64, inclusive, in said Register's Office, for a more complete identification and description of such unit. Garage Number 2-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Sean McDonald and Jacqueline McDonald, husband and wife, by deed dated 05/23/2017, from Ruth W. Moore, unmarried, of record in Instrument No. 20170525-0052154, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 127 Hermitage Woods Drive, Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of April, 2022.

Sean McDonald

Jacqueline McDonald

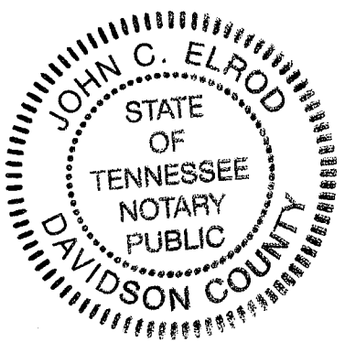
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean McDonald and Jacqueline McDonald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:
7/9/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/21/2022.

Affiant Signature

04/26/2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 26 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202205110054163