Karen Johnson Davidson County
Batch# 856055 DEEDWARR
05/16/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,042.40
20220516-0056014

Name and Address of New Owner:
Leslie McFann Peard and Daniel Joseph Hackett, Jr.
600 Garfield Steet, #12
Nashville, TN 37208

Send Tax Bills To:
Republic Bank & Trust Company
200 S 7th St, Suite 110
Louisville, KY 40202

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081080R01300CO

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, **Sandeep Virjee Dhokia, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leslie McFann Peard and Daniel Joseph Hackett, Jr., wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Land in Davidson County, Tennessee, being Unit No. 12, 600 Garfield, a Townhome Development, as established under Master Deed of record in Instrument No. 20081223-0122393, amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sandeep Virjee Dhokia, an unmarried man by Warranty Deed from Tyler Douglas Keith, unmarried dated February 5th 2019 recorded February 6th 2019 of record in Instrument No. 20190206-0011251, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 600 Garfield St. #12, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

_____(SEAL)
Sandeep Virjee Dhokia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared **Sandeep Virjee Dhokia**, 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:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 **$552,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of April, 2022.

_____
Notary Signature
My commission expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025