Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BMR-22-17117

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17275-RR

Karen Johnson Davidson County
Batch# 859262 DEEDWARR
05/19/2022 03:40:10 PM 2 pgs
Fees: $13.00 Taxes: $1,596.92
20220519-0058329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $431,600.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anne Robison Sarkar and Akash Sarkar 1717 Roger Avenue Nashville, TN 37207	new owner 4008 Murray Place Nashville, TN 37216	071-05-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ashley Saville Hosfield, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anne Robison Sarkar and Akash Sarkar, Wife and Husband** 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 Lot No. 1 on the Plan of The Resubdivision of Part of Lots 289-291 of Skruggs Brooklyn Heights of record in Plat Book 11190, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Saville Hosfield, a single woman by Warranty deed from Larry E. Wilson, unmarried of record in Instrument No. 20150904-0090554 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 04, 2015.

**Spouse, Charles Justyn Hunter, III, joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1717 Roger Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2022.

GRANTOR:

Ashley Saville Hunter, FKA Ashley Saville Hosfield

Charles Justyn Hunter, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Saville Hunter and Charles Justyn Hunter, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26