BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866288 DEEDWARR
06/02/2022 11:07:47 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220602-0063667

File No.: RP-22-5567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susanta Bandyopadhyay and Debeshi Majumdar	New Owner	160 16 0B 048.00 CO
(NAME)	(NAME)	
5567 Hill Rd.	5567 Hill Rd.	
Brentwood, TN 37027	Brentwood, TN 37027	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KEVIN ALAN TETZ AND EMILY HUANG TETZ, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SUSANTA BANDYOPADHYAY AND SPOUSE, DEBESHI MAJUMDAR** hereinafter called the Grantee(s), their heirs and assigns, that 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. 51, on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Emily Huang and Kevin Alan Tetz, joint tenants with the right of survivorship, from Travis J. Laboy, married (joined by his wife, Nohealani R. Laboy), and Arthur W. Curley, married (joined by his wife, Angela R. Curley), by Warranty Deed dated June 19, 2006, recorded June 23, 2006, in Instrument No. 20060623-0075389, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Andrew J. Goff and wife, Abigal F. Goff, from Emily Huang Tetz and husband, Kevin Alan Tetz, by Warranty Deed dated December 17, 2010, recorded January 4, 2011, in Instrument No. 20110104-0001073, in the Register's Office of Davidson County, Tennessee. Emily Huang and Emily Huang Tetz being one and the same person.

Subsequently, being the same property conveyed to Emily Huang Tetz and husband, Kevin Alan Tetz, from Andrew J. Goff and wife, Abigail F. Goff, by Deed in Lieu of Foreclosure dated October 5, 2015, recorded October 9, 2015, in Instrument No. 20151009-0103140, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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 GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this 24 day of May, 2022

Kevin Alan Tetz

Emily Huang Tetz

STATE OF IDAHO
COUNTY OF ADA

On this 24th day of MAY, 2022, before me personally appeared Kevin Alan Tetz and Emily Huang Tetz, 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 24th day of MAY, 2022.

Notary Signature
My commission expires: 06/05/2025

PARLEY BINGHAM
Comm No. 20191134
NOTARY PUBLIC
Expires 06/05/2025
STATE OF IDAHO