Karen Johnson Davidson County
Batch# 866993 DEEDWARR
06/03/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.43
20220603-0064224

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $353,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Jennifer Russell
Notary Public
My commission expires: ~~05~~/01/2025
03

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pankaj Bhatt **Parulben Joshi**	**First Horizon Bank, its**	**025080A13100CO**
684 Exmoor Dr	12719 Cantrell Rd. Suite 200	
Goodlettsville, TN 37072	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian Leskody, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pankaj Bhatt and Parulben Joshi, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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. 131, on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brian Leskody, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated March 31, 2022, of record in Instrument No. 20220401-0037768, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed from Parkview Preserve Holding, LP, a Delaware limited partnership, dated October 20, 2021, of record in Instrument No. 20211021-0141361, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Parkview Preserve Holding, LP, a Delaware limited partnership, by Special Warranty Deed from Evelyn Banner Sutton, an individual, dated January 24, 2018, of record in Instrument No. 20180125-0007940, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 684 Exmoor Dr, Goodlettsville, TN 37072.

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 in 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. 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.

Brian Leskody Date: 5.25.22
Brian Leskody

_____ Date:_____

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Brian Leskody, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2022.

NOTARY PUBLIC

My Commission Expires:_____

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
MY COMM. EXPIRES SEPTEMBER 13, 2022

Certificate of Authenticity

I, Jennifer Russell, 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 5/25/2022.
Date

Jennifer Russell
Affiant Signature

5-25-2022
Date

State of TN
County of Montgomery

Sworn to and subscribed before me this 25 day of May, 2022.

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

