This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 8-17544-kp

Karen Johnson Davidson County
Batch# 869285 DEEDWARR
06/09/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220609-0065979

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Robert Bandas ~~6438 Thunderbird Drive~~ 942 Laurita ~~Nashville, TN 37209~~ Franklin TN 37064	New Owner	090-16-0-190

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, **Mak Nashville LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Robert Bandas, a married man,** 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 all of Lot No. 523, Section Eight, Charlotte Park, according to survey and plat of same appearing of record in Book 2900, pages 45 and 46, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to MAK Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed from Arvind Kumar, a married man, dated December 21, 2020, recorded February 1, 2021, of record in Instrument No. 20210201-0014424, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Arvind Kumar, a married man by Warranty Deed from Jeffrey L. Hubler and wife, Holly M. Hubler, dated August 19, 2019, recorded August 26, 2019, of record in Instrument No. 20190826-0085383, said Register's Office.

This is improved property located at: **6438 Thunderbird Drive, Nashville, TN 37209**

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 31st day of May, 2022.

GRANTOR:

Mak Nashville LLC, a Tennessee Limited Liability Company

By: Manik Chhabra

Manik Chhabra, Member

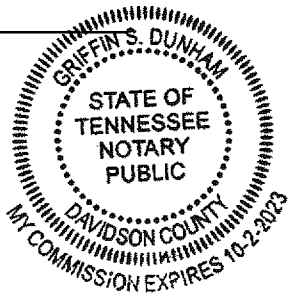
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Manik Chhabra, Member 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 is the Member of Mak Nashville LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2022.

Griffin Dunham

Notary Public
My Commission expires: _____



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/31/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/31/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** May, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM