Karen Johnson Davidson County
Batch# 871407 DEEDWARR
06/14/2022 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220614-0067674

WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W-VRES-22-1213-8

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashwin D. Shinde and Morli Gandhi	**NEW OWNER**	
(NAME)	(NAME)	
1213 10th Ave #8		**081-16-0O-024.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SARAH BETH FAENZA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHWIN D. SHINDE AND MORLI GANDHI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 24, Ludlow Row on 10th, as shown on Plat of record in Instrument No. 20170601-0054368, corrected in Instrument No. 20171012-0104601, amended in Instrument No. 20180626-0061478, amended in Instrument No. 20181130-0117111, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah Beth Faenza by Quitclaim Deed from Thomas Joseph Faenza of record in Instrument No. 20220407-0040201 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 7, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170601-0054368, corrected in Instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478 and further amended in Instrument No. 20181130-0117111, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170601-0054367, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for stormwater facilities of record in Instrument Number 20170612-0058589 and Instrument No. 20180706-0065557, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170818-0085055, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-way easements of record in Instrument Number 20180627-0062074, and Instrument No. 20180627-0062075, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 10th Ave #8, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 6th DAY OF JUNE, 2022.

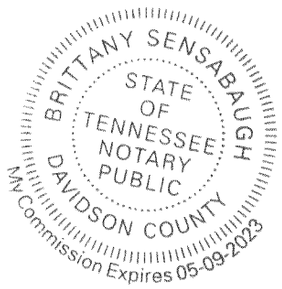
Sarah Beth Faenza by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH BETH FAENZA, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH BETH FAENZA.

Witness my hand and official seal, this the 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Kaz Arbogast,** 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 this the 6th day of June, 2022.

Affiant Signature
Date 06/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024