Karen Johnson Davidson County
Batch# 871553 DEEDWARR
06/14/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220614-0068042

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
HL

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~

Affiant

Subscribed and sworn to before me, this 2nd day of July 2022.

Notary Public
My commission expires:
3/15/25

HANNAH LEWIS
NOTARY PUBLIC
My Comm Exp. 3/15/25
COUNTY OF WILLIAMSON

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:
Olivia Leaman **Edward Gajda**	New Owner	**06302010600**
1515 Ocoee Trl		
Madison, TN 37115		

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,

Mahan Investments, Inc.

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

Olivia R. Leaman, unmarried woman and Edward A. Gajda, unmarried man

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. 142, on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Book 974, Page 26, 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 Mahan Investments, Inc., a Tennessee corporation, by Quitclaim Deed from Puneet Mahan, a married man, dated March 16, 2016, of record in Instrument No. 20160317-0025397, 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 1515 Ocoee Trl, Madison, TN 37115.

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.

Mahan Investments, Inc.

By: _____ Date: 06/02/2022
Puneet Mahan
Its President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Puneet Mahan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the President of Mahan Investments, Inc and that he is authorized by Mahan Investments, Inc to execute this instrument on its behalf

Witness my hand, at office, this 2 day of June, 2022

_____
NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

My Commission Expires: 10/2/2023

Certificate of Authenticity

I, Joshua A. Terry, 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 6/7/22.

Affiant Signature

6/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON