Karen Johnson Davidson County
Batch# 875876 DEEDWARR
06/22/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220622-0071275

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ifar Barzelay and Mary A. Barzelay, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Srinivasan Baskar and Arya Baskar, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of West Meade Highlands, Section 1, of record in Book 3700, pages 69 and 70, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Ifar Barzelay and Mary A. Barzelay, husband and wife, by deed dated 08/11/2017, and recorded 08/14/2017, from E. Henry Huffard, Jr., and wife, Jane W. Huffard, of record in Instrument Number 20170814-0083126, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 824 Highland Park Court, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Srinivasan Baskar
~~**824 Highland Park Court**~~ @
~~**Nashville, TN 37205**~~

1111 CURtis Street
Albany, CA 94706

RESPONSIBLE FOR TAX PAYMENT

same

TAX MAP-PARCEL #:
143-03-0-024.00

202206220071275

WITNESS THE EXECUTION HEREOF this 14th day of June, 2022.

Ifar Barzelay

Mary A. Barzelay

State of Tennessee)
County of Davidson)

On this 14th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ifar Barzelay and Mary A. Barzelay, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee)
County ~~of Davidson)~~ Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 750,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of June, 2022.

Notary Public

My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

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 6/14/2022 (date of document).

Jennifer Russell
Affiant Signature

6/16/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

