WARRANTY DEED

Karen Johnson Davidson County
Batch# 880327 DEEDWARR
06/29/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220629-0074806

File No. EM-22-2820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forster and Bradford, LLC	New Owner	
(NAME)	(NAME)	
1202A Cedar Lane	P.O Box 27369	118-05-0C-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Panama City, FL 32411	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Sumati Krishnan, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Forster and Bradford, A Florida Limited Liability Company** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1, including the private elements appurtenant to said Unit, on the Plan of Cedar Lane Condominiums, Phase Two, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit B to the Amendment to Master Deed of record in Instrument No. 20020712-0084158, as amended Instrument No. 20030408-0046333, Register's Office for Davidson County, Tennessee, establishing Cedar Lane Condominiums, Phase Two, a Condominium, said Amendment amending Master Deed of record in Instrument No. 20020530-0065774, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sumati Krishnan, unmarried by Warranty deed from Robert Wayne Culbertson, married of record in Instrument No. 20190417-0035235 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019. (

This is property more commonly known as 1202A Cedar Lane, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 27th day of June, 2022.

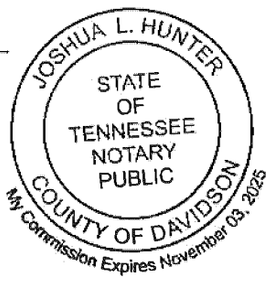
Sumati Krishnan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2022, before me personally appeared Sumati Krishnan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 6/27/22.

Date

Affiant Signature

6/27/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON