Karen Johnson Davidson County
Batch# 887147 DEEDWARR
07/11/2022 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20220711-0079517

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Sanjay S Jhurany
Affiant

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

Subscribed and sworn to before me this 8th day of July, 2022.

Notary Public
My Commission Expires: 7/24/2024

2022-292

Address of New Owner:	Send Tax Bills to:	Tax Information:
Corey Nigrelli	New Owner	
7841 Heaton Way		173 09 0A 196.00
Nashville, TN, 37211		

WARRANTY DEED

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 acknowledged, we

, Tennessee Property Group, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Corey Nigrelli, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Lenox Village, Phase "B", a Planned Unit Development, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed by Warranty Deed from Frank Leotti, married to Tennessee Property Group, LLC, recorded June 14, 2016, as Instrument No. 20160614-0060215 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $225,000.00.

Commonly Known As: 7841 Heaton Way, Nashville, TN 37211

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7841 Heaton Way, Nashville, TN 37211.**

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 our hands this 8th day of July, 2022.

Tennessee Property Group, LLC, a Tennessee Limited Liability Company

By: Sanjay S Dubey

Sanjay S. Dubey, Manager

STATE OF ~~TENNESSEE~~ CA
COUNTY OF DAVIDSON Alameda

Before me, the undersigned notary public of the State and County mentioned, personally appeared Sanjay S. Dubey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Manager of Tennessee Property Group, LLC, the within named bargainor, a limited liability company, and that as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 2022.

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

Notary Public
My Commission Expires: 7/24/2024

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 7/8/22 (date of document).

Affiant Signature

7/11/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of JULY, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

