This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
**Baljinder Kumar**
1629 VALLE VERDE DR
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 887225 DEEDWARR
07/11/2022 03:09:05 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10

20220711-0079617

MAP 104060a10900CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridgett Kelly Collins,** unmarried hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Baljinder Kumar**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1006 on the plan of Continental Condominiums, of record in Plat Book 5200, Page 399, and as established under Master Deed, of record in Book 5862, Page 589, as amended in Book 6135, Page 788 and Book 6435, Page 549 Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bridgett Kelly Collins by Agreed Order of record in Instrument No. 20190701-0063953, Register's Office for Davidson County, Tennessee.

This is improved property known as 3415 West End Ave #1006, Nashville, Tennessee 37203.
Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book Master Deed, 5862, page 589; Book 6135, page 788; Book 6435, page 549 and Instrument No. 20051024-0128399 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 5862, page 589, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement set forth in an instrument of record in Book 4825, page 592, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 399, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ WILSON )
The actual value or consideration, whichever is greater, for this transfer is $313,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2022.

NOTARY PUBLIC
My Commission Expires:_____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

IN WITNESS WHEREOF I have hereunto set my hand on this the 21 day of June, 2022.

Bridgett Kelly Collins
**BRIDGETT KELLY COLLINS**

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIDGETT KELLY COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within deed for the purposes therein contained.

Subscribed and sworn to before me this 21st day of JUNE, 2022.

Notary Public State of Florida
Michael D Lester
My Commission
HH 164720
Exp. 11/4/2025

Notary Public

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the ____ day of _____, 2022.

Affiant Signature Date_____

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this ____ day of _____, 2022.

Notary Public
My Commission Expires: