Karen Johnson Davidson County
Batch# 889446 DEEDWARR
07/15/2022 10:34:36 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20220715-0081391

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

39-B
File #22-1282

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 **Sandeep S. Arora and Tarsheen K. Sethi, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark McVeigh,** unmarried 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 Unit D, on the Plan of Avenue South Townhomes, Second Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110808-0060841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandeep S. Arora and Tarsheen K. Sethi, husband and wife, by deed from Whitney Davis (Formerly known as Whitney Dickson) and Jacob Davis, wife and husband, dated July 19, 2016, of record in Instrument No. 20160721-0074988, 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: 3427 B 33rd Avenue South, Nashville, TN 37212.

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:
Mark McVeigh
3427 B 33rd Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
104-10-0Q-004.00

WITNESS THE EXECUTION HEREOF this ~~11~~ 8th day of July, 2022.

Sandeep S. Arora

Tarsheen K. Sethi

State of Connecticut
County of New Haven

On this ~~11~~ 8th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sandeep S. Arora and Tarsheen K. Sethi, 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.

Barbara E Dahl
Notary Public

My Commission Expires: June 30, 2024

Barbara E. Dahl
Notary Public, State of Connecticut
My Commission Expires June 30, 2024

State of Tennessee
County of Rutherford

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 710,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of July, 2022.

Notary Public

My Commission Expires: 4.19.25

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY