WARRANTY DEED

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne R. Sarkar	NEW OWNER	061 030 133.00
(NAME)	(NAME)	
4003 MURRAY PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 891687 **DEEDWARR**
07/20/2022 03:07:22 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220720-0083281

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Newilda Graves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anne R. Sarkar and Akash Sarkar, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "K" on the Plan of Broadmoor, Section 2, as of record in Book 547, Page 174, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the Northerly side of Malquin Drive, and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Maurice Graves and wife, Newilda Graves by deed from Daisye S. Ramsay of record in Book 5329, Page 394, Register's Office, Davidson County, Tennessee. The said Maurice Graves now being deceased.

This conveyance is subject to any and all matters on plan of record in Book 547, Page 174, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 911 Malquin Dr., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of July, 2022.

X _____
Newilda Graves

STATE OF TENNESSEE

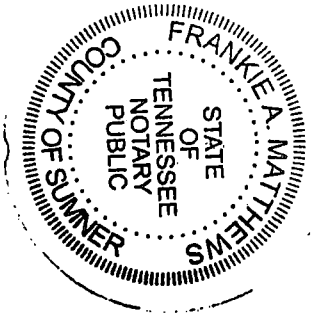
COUNTY OF Robertson

On this 15th day of July, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Newilda Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

_____
Notary Public,



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-AB-22-911