Karen Johnson Davidson County
Batch# 893555 DEEDWARR
07/25/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20220725-0084856

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is $233,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2022 Notary Public My commission expires: 10/11/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Swagata Ashwani	New Owner	131-05-0B-434.00-CO
434 Summit Ridge Pl		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hannah L. Jones, an unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Swagata Ashwani, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The land with all the buildings and improvements thereon, situated at 434 Summit Ridge Place, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 434 of Four Seasons Condominium, a Condominium Development, as shown on Nat of record in Plat Book 5050, page 30, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominiums of record in Book 6841, page 349, as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed of record in Book 6841, page 390, and By-Laws of record in Book 6841, page 376, to said Master Deed.

Being the same property conveyed to Hannah L. Jones, an unmarried person by Warranty deed from John Lunsford, unmarried of record in Instrument No. 20171030-0110671 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017.

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This is improved property known as **434 Summit Ridge Pl, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of July, 2022.

Hannah L. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hannah L. Jones, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of July, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 22-001126-527

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Certificate of Authenticity

I, Joshua A. Terry, 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 7/21/2022.

Affiant Signature

7/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON