RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 897339 DEEDWARR
08/02/2022 10:37:19 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220802-0087845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 04-22-2026

(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-22-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priti Godhwani, and Shital Dinesh Daryanani and Dinesh Madhu Daryanani	Same as owner	
(NAME)	(NAME)	
2166 Sanborn Dr.		095 14 0 102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **RAVI V. GODHWANI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRITI GODHWANI, UNMARRIED AS TO A 50% UNDIVIDED INTEREST AND SHITAL DINESH DARYANANI AND DINESH MADHU DARYANANI, WIFE AND HUSBAND, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON**, 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 located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 3 on the Map of Elm Hill Acres, Section No. I, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, not used as a right-of-way as shown on a survey made by the State of Tennessee, Department of Highways, Project No. S-6325 (6), Tract No. 11.

Beginning at a point in the Easterly margin of Sanborn Drive at the corner of Lots 3 and 218; thence North 66 deg. 03 min. 30 sec. East 157.40 feet along the line between Lots 3 and 218, to a point in the West right-of-way line of Briley Parkway; thence South 08 deg. 44 min. 52 sec. West 136.2 feet along the West right-of-way line of Briley Parkway to a point; thence South 35 deg. 15 min. 23 sec. West 118.5 feet along the West right-of-way line of Briley Parkway to a concrete monument in the Northerly margin of Elm Hill Pike at the beginning of a curve; thence around said curve in a Northwesterly direction 32.03 feet to a concrete monument in the Easterly margin of Sanborn Drive; thence North 23 deg. 56 min. 30 sec. West 172.9 feet along the Easterly margin of Sanborn Drive, to the point of beginning.

Being the same property conveyed to Ravi V. Godhwani, married, by Warranty Deed from John Graham, unmarried, of record in Instrument No. 20210222-0020736 , in the Register's Office of Davidson County, Tennessee, dated February 16, 2021 and recorded on February 22, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2166 Sanborn Dr., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

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 29 day of July, 2022.

RAVI V. GODHWANI

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 Ravi V. Godhwani, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public