Karen Johnson Davidson County
Batch# 904117 DEEDWARR
08/16/2022 12:06:07 PM 2 pgs
Fees: $13.00 Taxes: $2,589.63
20220816-0092782

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $699,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2022.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

Notary Public
My Commission Expires: 07/09/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Manas Sharma and Erin Elizabeth McGowan 4403 Saunders Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061-06-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashton Adelman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Manas Sharma and Erin Elizabeth McGowan, as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Section One Gra - Mar Acres, of record in Plat Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ASHTON ADELMAN, by deed from MICHAEL GRAGG AND GRETCHEN GRAGG, HUSBAND AND WIFE, of record in Instrument No. 20210831-0117358 , dated August 30, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 061-06-0-017.00.

Matters shown on the Plan of record in Plat Book 2133, page 27, said Register's Office.

This is improved property located at 4403 Saunders Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MO VKES 224403

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2022.

Ashton Adelman by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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 further acknowledged that she is the Attorney-in-Fact for Ashton Adelman and that she is authorized by Ashton Adelman to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of August, 2022.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____