(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18496-TC

Karen Johnson Davidson County
Batch# 906393 DEEDWARR
08/22/2022 02:57:26 PM 2 pgs
Fees: $13.00 Taxes: $1,931.40

20220822-0094703

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $522,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2022.

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2024

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam H. Johnson 549 Elysian Fields Road Nashville, TN 37211	Guaranteed Rate Inc. 1806 W. Cuyler Ave, Ste 1W Chicago, IL 60613	133-13-0-057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ravi Sachan, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Adam H. Johnson, unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 95, Plan of Abbay Hall, Section I, according to survey and plat of same appearing of record in Book 2331, Page 18, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 95 fronts 85 feet on the southerly side of Trousdale Drive (formerly Elysian Fields Road) and runs back between lines, measuring 173 feet on the westerly line and 174.1 feet on the easterly line to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Ravi Sachan, a married man by Warranty Deed with Administrator Quitclaim from Carl J. Galbraith, III of record as Instrument No. 20220509-0052932 in the Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 9, 2022.

Being the same property conveyed to Carl J. Calbraith and wife, Atha Calbraith by Warranty Deed filed for record on March 14, 1963 in Book 3529, Page 185, of the Register's Office of Davidson County, Tennessee. The said Carl J. Galbraith died on February 22, 1975 leaving Atha Galbraith as the surviving tenant by the entirety. The said Atha Galbraith died on August 18, 2012 leaving Carl J. Galbraith, III as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20121031-0099969 and Order Appointing Administrator and Declare Heirship of record in Instrument No. 20121031-0099968, in the Register's Office of Davidson County, Tennessee. (see also Probate Case #: 12P-1534, in Davidson County Circuit Court).

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **549 Elysian Fields Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 18th day of August, 2022.

GRANTOR:

Ravi Sachan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ravi Sachan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2022.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023