Karen Johnson Davidson County
Batch# 909463 DEEDWARR
08/29/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220829-0097393

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the ~~26th~~ 29th day of August, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
Ritu Vasu Primlani	United Wholesale Mortgage	053 16 0 309.00
100 Meadow Street	585 S. Pontiac Blvd E.	
Old Hickory, TN 37138	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID C. ADAMS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITU VASU PRIMLANI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 described and referred to according to an unrecorded survey made by Harry Gee, under date of February 12, 1947, of the Southerly part of Tract 2 of the unrecorded plan of Life & Casualty Insurance Company Subdivision on the South side of Hadley Avenue near Old Hickory, Tennessee, of the property now owned by J.G. Reynolds by deed of record in Book 1304, Page 179, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 as shown by said survey begins at an iron pin at the Northwest corner of Lot No. 1 in the East margin of the 30 foot right of way; thence North 31 degrees, 23 minutes East 176.5 feet to an iron pin at the Northeast corner of Lot No. 1; thence South 51 degrees, 38 minutes East 404.2 feet to an iron pin in the Northerly margin of a 10 foot strip reserved for a right of way; thence South 50 degrees, 45 minutes West 179 feet to an iron pin at the Southwest corner of Lot No. 1; thence North 51 degrees, 40 minutes West along the Easterly margin of a 30 foot right of way, a distance of 344.7 feet to an iron pin to the point or place of beginning. A copy of said survey of Harvey Gee is delivered to the purchasers for further reference as to the description.

Being the same property conveyed to David C. Adams by Warranty Deed from Mary Lefevre Adams, an unmarried woman of record in Instrument No. 201710240109093 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 24, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 100 Meadow Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2022.

David C. Adams

STATE OF MN
COUNTY OF DAKOTA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David C. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2022.

Notary Public

My Commission Expires: 1-31-27

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

Certificate of Authenticity

I, Michelle Crawford, 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 8/26/22.

Date

Affiant Signature

8/26/22

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

