WARRANTY DEED

Karen Johnson Davidson County
Batch# 910486 DEEDWARR
08/30/2022 03:40:37 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20220830-0097926

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

SR

Affiant

Subscribed and sworn to me on August 29, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2026

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

OKORTALEKELLEY LAW FIRM

R&R

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Attorney)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36008

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Shanti 2, LLC 218 38th Avenue North Nashville, TN 37209	NEW OWNER	104-1-220

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andrew M. Smith and Jessica D. Smith, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Shanti 2, LLC, a Tennessee limited liability company, and Kabir S. Sandhu, Individually**, hereinafter called **"GRANTEES,"** its successors and representatives and/or heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the plan of part of West Grove Subdivision of record in Plat Book 421, page 109, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Andrew M. Smith and Jessica D. Smith, husband and wife, by Warranty Deed from Molly Catherine Campbell and Christopher Blake Campbell, wife and husband, recorded Juned 19, 2014 as Instrument No. 20140619-0053812, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

218 38th Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives and/or heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives and/or 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/our hand(s) this 25th day of August, 2022.

Andrew M Smith
Andrew M. Smith

Jessica D. Smith
Jessica D. Smith

[NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

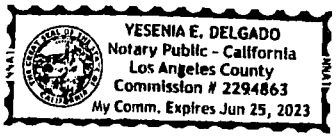
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On August 25, 2022, before me, Yesenia E. Delgado, a Notary Public, personally appeared **Andrew M. Smith and Jessica D. Smith**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE: _____

SEAL