Karen Johnson Davidson County
Batch# 912000 DEEDWARR
09/02/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220902-0099261

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 2nd ~~31st~~ day of ~~August~~, 2022.

Notary Public

My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tejasv Bhardwaj	Colten Mortgage LLC	081-07-0X 002.00
2020 14th Ave N. Unit B	6021 S Syracuse Way Ste 104	
Nashville, TN 37208	Greenwood Village, CO 80111	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA ROSE FARROW, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TEJASV BHARDWAJ , A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of 2020 14th Avenue North, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160818-0086408, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Rose Farrow, single woman, by deed dated 02/06/2017, from C & H Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170207-0012800, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2020 14th Ave N. Unit B, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30 day of August, 2022.

Patricia Rose Farrow

Patricia Rose Farrow

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Rose Farrow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of August, 2022.

My commission expires: 06/10/2026

Notary Public

LISA PILLSBURY LORD
Notary Public - California
Los Angeles County
Commission # 2404287
My Comm. Expires Jun 10, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/30/2022 (date of document).

Jennifer Russell
Affiant Signature

9/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

