G#36209-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 913777 DEEDWARR
09/07/2022 03:35:57 PM 2 pgs
Fees: $13.00 Taxes: $5,901.50

20220907-0100443

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,595,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2022.

Notary Public

My commission expires: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Errin Gulati	new owner	**105 13 0 284 00**
2010 White Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert A. Weiss and Nicole L. Weiss, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Errin Gulati, a single person

HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Douglas Avenue Estates, as shown on plat of record in Instrument No. 20070911-0108985, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert A. Weiss and Nicole L. Weiss, husband and wife, by Warranty Deed dated December 28, 2012, from Timothy J. Ortner and Jennifer L. Ortner, husband and wife, of record in Instrument No. 20130102-0000486, Register's Office for Davidson County, Tennessee.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-935

1) All matters shown on the Plan of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee;

1) All matters shown on the Plan of record as shown in Instrument No. 20070911-0108985, said Register's Office; and,

2) All matters as shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **935 S Douglas Avenue, Nashville, TN 37204**.

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 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. 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 **6th** day of **September, 2022.**

Robert A. Weiss

Nicole L. Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert A. Weiss and Nicole L. Weiss, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **September, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24