This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 920578 DEEDWARR
09/22/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20220922-0105584

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $391,000

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of September, 2022.

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Saksham Rajan Saksena & Sandeep Kumar Rajan
2403 Haven Cove Lane,
Chattanooga, TN 37421
SEND TAX BILLS TO:
Saksham Rajan Saksena & Sandeep Kumar Rajan
2403 Haven Cove Lane,
Chattanooga, TN 37421
MAP AND PARCEL NUMBER: Tax ID #: 104060N30300CO

WARRANTY DEED

22NT01267

Effective the 15th Day of Sept., 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tracie L. Baker, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Saksham Rajan Saksena & Sandeep Kumar Rajan, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
Being Unit No. 303, on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, Page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, Page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, Page 15, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property as conveyed to Tracie L. Baker, an unmarried woman by Warranty Deed from Hartline Hospitality, LLC dated 08/26/2015 recorded 08/28/2015 in Book NA, Page NA, as Document Number 20150828-0087235, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 303 Rose Hall, Nashville, TN 37212-3200

This Conveyance is made subject to restrictions of record in book 7307, page 760, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of Sept, 2022.

Tracie L. Baker

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tracie L. Baker**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of Sept, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/15/2024

Jonathan Peterson

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jonathan Peterson**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of Sept, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Jonathan Peterson joins in this deed for purposes of conveying martial interest

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/15/2022 (date of document).

Affiant Signature

9/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Sept., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24

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