WARRANTY DEED

Karen Johnson Davidson County
Batch# 920667 DEEDWARR
09/23/2022 09:40:01 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220923-0105691

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dileep Sachan	New Owner	
(NAME)	(NAME)	146 04 0 136.00
PO Box 128402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY P. ROSDEUTSCHER AND NAOMI DERRYBERRY AND NORMAN WINFIELD PARTIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DILEEP SACHAN**, HEREINAFTER CALLED THE GRANTEES, 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. 515, on the Plan of Section IX, Caldwell Hall, of record in Book 3300, Page 25, Register's Office for said County.

Lot No. 515 fronts 84.9 feet on the Westerly side of Wauford Drive and back 260.6 feet on the Southerly line and 245.08 feet on the Northerly line to a deadline in the rear on which it measures 87.3 feet.

Being the same property conveyed to William N. Partin and wife, Nonie D. Partin, by Warranty Deed from John C. O'Connor and wife, Mary Louise W. O'Connor, of record in Book 3430, Page 81, in the Register's Office of Davidson County, Tennessee, dated August 18, 1962 and recorded on August 21, 1962. Nonie D. Partin a/k/a Nonie Mae Partin died on June 22, 1971, leaving the subject property to William N. Partin, as surviving tenant by the entirety. William N. Partin a/k/a William Neal Partin died testate on October 11, 2007 and by his Last Will and Testament, as shown in Docket No. 07P-1801, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised the subject property to Norman Winfield Partin, Nancy Partin Rosdeutscher and Noami Partin Derryberry and a life estate to Roberta Fuller Partin, being filed for record June 23, 2010 in Instrument No. 20100623-0049020 and re-recorded October 02, 2013 in Instrument No. 20131002-0103616, Register's Office of Davidson County, Tennessee. Roberta Fuller Partin died on December 29, 2020, leaving the property to the devisees Norman Winfield Partin, Nancy Partin Rosdeutscher and Noami Partin Derryberry.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is was not the marital residence for the Grantors.

unimproved _
This is improved x property, known as 429 Wauford Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 22 day of Septem, 2022

Nancy P Rosdeutsch

NANCY P. ROSDEUTSCHER

Naomi Derryberry

NAOMI DERRYBERRY

Norman W Partin

NORMAN WINFIELD PARTIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy P. Rosdeutscher, Naomi Derryberry, and Norman Winfield Partin, the bargainors, 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 this 22 day of Septem, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public