Karen Johnson Davidson County
Batch# 928926 DEEDWARR
10/13/2022 09:46:48 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20221013-0112214

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Aarti Dalal
4705 Idaho Avenue
Nashville, TN 37209

SEND TAX BILLS TO
New Owner

MAP/PARCEL
103-03-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TYLER B. WILKINSON AND WIFE, KRISTEN D. WILKINSON** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **AARTI DALAL** ("Grantee" herein), her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 606 of Block No. 30 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to CORDIA HARRINGTON, AN UNMARRIED WOMAN, by deed from NICK R. BRADLEY AND CHRISTIE B. BRADLEY, HUSBAND AND WIFE, of record in Instrument No. 20130830-0091705, dated August 26, 2013, said Register's Office. Being further conveyed to TYLER B. WILKINSON AND WIFE, KRISTEN D. WILKINSON, by Deed of Correction from CORDIA HARRINGTON, of record in Instrument No. 20140411-0030431, dated March 10, 2014, said Register's Office.

This is improved property known as 4705 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTORS do covenant with said GRANTEE 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.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 2 day of September, 2022.

TYLER B. WILKINSON

KRISTEN D. WILKINSON

COMMONWEALTH OF VIRGINIA)
COUNTY OF Norfolk)

Before me, Carlye Hooge, a Notary Public of the State and County aforesaid, personally appeared TYLER B. WILKINSON AND KRISTEN D. WILKINSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Norfolk, ~~TN~~ VA, this 2 day of September, 2022.

Notary Public

Carlye Hooge
NOTARY PUBLIC
REG. #7921427
MY COMMISSION EXPIRES
05/31/2025
COMMONWEALTH OF VIRGINIA

My Commission Expires: 5/31/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,250,000.00.**

Affiant

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

Notary Public

CHRISTINE N MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires: 10/26/27