STATE OF TENNESSEE Williamson
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater, is **$360,000.00** (Three Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 13TH day of October, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1-23-23 (NOTARY SEAL)

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 929581 **DEEDWARR**
10/14/2022 10:57:32 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20221014-0112745

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Appoorva Saxena and Ritu Wadhwa Saxena 2824 Westwood Avenue Nashville, TN 37212	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	104140A00800CO

WARRANTY DEED

FOR AND IN 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, I/WE, **ELZA N. VASCONCELLOS AND SPOUSE, AMED SOLIZ,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **APPOORVA SAXENA AND RITU WADHWA SAXENA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2824 also known as Lot 4 Unit B on the plan of Westbrooke Condominium, as shown as "Exhibit A-2" to the Master Deed, of record in Book 7341, page 459, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elza N. Vasconcellos and spouse, Amed Soliz by deed from Paul H. Osborne, unmarried, of record in Book 9903, Page 50, dated December 27, 1995 and recorded on December 29, 1995, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2824 WESTWOOD AVENUE** **NASHVILLE, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number: GTE File: 2022096585

WITNESS, this 12th day of October, 2022

Elza N. Vasconcellos

Amed Soliz

STATE OF FLORIDA)
COUNTY OF Miami Dade)

On this 12th day of October, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elza N. Vasconcellos and spouse, Amed Soliz** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of October, 2022.

Notary Public

Commission Expires: 08/01/2026

Notary Public State of Florida
Emily Garcia
My Commission
HH 274898
Exp. 8/1/2026