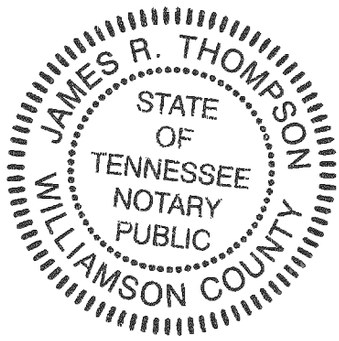
Karen Johnson Davidson County
Batch# 936031 DEEDWARR
10/31/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20221031-0117501

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2022.

Notary Public

My commission expires: 6-18-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Noah N. Zarr and Mugdha S. Golwalkar	**JPMorgan Chase Bank, NA**	072-12-0-143.00
2123 Fernwood Dr.	**700 Kansas Lane**	
Nashville, TN 37216	**Monroe, LA 71203**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER NEWTON AND SARAH NEWTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOAH N. ZARR AND MUGDHA GOLWALKAR, HUSBAND AND WIFE, AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 181 on the Plan of Dalewood, Section III, of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Newton and Sarah Newton, husband and wife by Warranty Deed from Rachael G. Guice and Matthew A. Guice, wife and husband of record in Instrument No. 20180508-0043973 Register's Office for Davidson County, Tennessee, dated May 2, 2018 and recorded on May 8, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2123 Fernwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2022.

Christopher Newton

Sarah Newton

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Newton and Sarah Newton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2022.

Notary Public

My Commission Expires: 8/26/23

H. JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug. 26, 2023

Certificate of Authenticity

I, Nick Harris, 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 **October 31, 2022**.

Affiant Signature

10/31/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

