Karen Johnson Davidson County
Batch# 942607 DEEDWARR
11/18/2022 07:57:39 AM 3 pgs
Fees: $18.00 Taxes: $5,698.00
20221118-0122539

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62871
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Navneet S Majhail Inder Raj Grewal 816 Saussy Court Nashville, TN 37205	new owners

TAX MAP PARCEL NUMBERS: 115090A01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,540,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Paulk and Mallory L. Paulk, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Navneet S Majhail and Inder Raj Grewal, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of The Woods of West Meade of record in Instrument No. 20031027-0157620, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Paulk and Mallory L. Paulk, husband and wife by Warranty Deed from Jonathan Bennett and wife, Ashley Bennett, dated May 20, 2016 and recorded on May 24, 2016 of record in Instrument No. 20160524-0051934, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20031027-0157620, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 20030421-0052251, said Register's Office. Restrictive Covenant for Accessory Apartment of record in Instrument No. 20161107-0117574, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031027-0157620, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of The Woods of West Meade Homeowners Association of record in Instrument No. 20030305-0029209, said Register's Office.

This is improved property, known as 816 Saussy Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16/15 day of November, 2022

Jonathan Paulk

Mallory L. Paulk

State of Tennessee

County of Davidson

On this 15 day of November, 2022, before me the undersigned authority, personally appeared **Mallory L. Paulk,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 16th day of November, 2022, before me the undersigned authority, personally appeared **Jonathan Paulk,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,540,000.00.

Affiant

Sworn and subscribed before me this 16 day of November, 2022.

Notary

My Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY