REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 943784 DEEDQC
11/22/2022 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221122-0123627

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

x Binu Bhetwal
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21st DAY OF November 2022.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Road
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Cardinal Financial Company, LP
3701 Arco Corporate Drive
Suite 200
Charlotte, NC 28273

NEW OWNER:
Kara Parsai and Binu Bhetwal
908 Townview Place,
Nashville, TN 37217

DEED CREATING A TENANCY BY THE ENTIRETY

This indenture is made and entered into this 21st day of November, 2022 between KHARA PARSAI (hereinafter referred to as "GRANTOR") and KHARA PARSAI and BINU BHETWAL, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Town View, of record as Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Khara Parsai, a married man, by Warranty Deed from Tiffany Danielle Watson, Unmarried, dated November 5, 2019 and recorded November 6, 2019, as Instrument No. 20191106-0114729, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 149 04 0A 010.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 908 Townview Place, Nashville, TN 37217.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

It is the sole purpose of this instrument to create an estate by the entireties in and to the interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Khara Parsai
KHARA PARSAI

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KHARA PARSAI, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21st day of November 2022.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-26-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Tonya Loftin, 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 11/21/2022.

Date

Tonya Loftin

Affiant Signature

November 22, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of November, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)