FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **324,133.00**.
Karen Johnson Davidson County Batch# 949586 DEEDWARR 12/08/2022 12:39:30 PM 3 pgs Fees: $18.00 Taxes: $1,199.29 20221208-0128013	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/05/2022** Notary Public MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4564

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Punit Ashok Shah, and Purvi Himanshu Gaglani	**Wells Fargo Bank**	**108-16-0A-020.00**
(NAME) **1452 Timber Valley Drive**	(NAME) 1500 S Dale Mabry Hwy	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) Floor 2	
(CITY) (STATE) (ZIP)	(CITY) Tampa (STATE) FL (ZIP) 33629-5809	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **W.S. Russell Properties, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Punit Ashok Shah, and Purvi Himanshu Gaglani, husband and wife; as Joint Tenancy with Right of Survivorship** 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:

Being all of Lot No. 20, on the Final Plat of Timber Ridge, as shown by plat appearing of record in Instrument No. 20040113-0005330, of the Register's Office of Davidson County, Tennessee, to which plat is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to W.S. Russell Properties, LLC by QuitClaim Deed dated April 21, 2021 from William S. Russell, recorded April 26, 2021, in Instrument Number 20210426-0054933, in the Register's Office of Davidson County, Tennessee. Corrective Deed filed of record as instrument # _____20221208012801___ on _____ in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1452 Timber Valley Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **December, 2022**.

W.S. Russell Properties, LLC

William S. Russell, Sole Owner

William S. Russell, Sole Owner

William S. Russell, Individually

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William S. Russell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Owner and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of W.S. Russell Properties, LLC

WITNESS my hand and official seal this 5th day of DECEMBER, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William S. Russell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **December, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2022 (date of document).

Jennifer Russell
Affiant Signature

12/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

