Karen Johnson Davidson County
Batch# 963501 DEEDWARR
01/24/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20230124-0005242

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2022-555

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aditi Jain		
158 East 126th St. #1010	Same as owner	104-06-0A-104.00-CO
New York, NY 10035		

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, we

Nancy Tunick, a widow

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Aditi Jain, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 1002D, on the plan of Continental Condominiums, of record in Plat Book 5200, Page(s) 399, 400 and 401, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nancy Tunick and Scott Whitehead, wife and husband by

Deed dated March 31, 2016 from Vance J. Argo and Elizabeth D. Argo, husband and wife, recorded April 4, 2016, in Instrument Number 20160404-0031955, in the Official Records of Davidson County, Tennessee.

Scott Lamar Whitehead died March 12, 2021, leaving Nancy Tunick as sole owner.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 3415 West End Avenue, 1002D, Nashville, TN 37203, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 20th day of January, 2023.

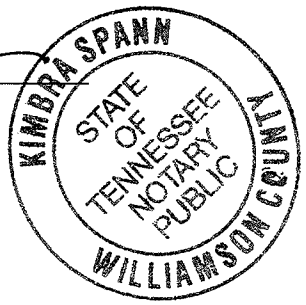
Nancy Tunick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nancy Tunick and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of January, 2023.

Notary Public at Large



My Commission Expires: 2/20/2023.

Certificate of Authenticity

I, Joshua A. Terry, 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 1/20/2023.

Affiant Signature

1/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON