Karen Johnson Davidson County
Batch# 977129 DEEDWARR
03/06/2023 10:14:50 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230306-0015723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0982-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Ozment, unmarried	Elizabeth Ozment, unmarried	175-02-0B-065.00-CO
(NAME) 902 Beavercreek Way	(NAME) 902 Beavercreek Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VINAY DASWANI LIVING TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH OZMENT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 802, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Vinay Daswani Living Trust by Quitclaim deed from Vinay Daswani and Nice R. Daswani, husband and wife of record in Instrument No. 20220405-0039314 Register's Office for Davidson County, Tennessee, dated March 16, 2022 and recorded on April 05, 2022.

This is:
unimproved ☐
improved ☒ property, known as 902 Beavercreek Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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 our hands this 28th day of February, 2023.

Vinay Daswani Living Trust

BY:_____
Vinay Daswani
Trustee

BY:_____
Nice Geraldine R Daswani
Trustee

State of Tennessee
County of Knox

Before me, a Notary Public of the state and county mentioned, personally appeared Vinay Daswani and Nice Geraldine R Daswani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustees for the Vinay Daswani Living Trust, the within named bargainor, a living trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Vinay Daswani and Nice Geraldine R Daswani.

Witness my hand, at office, this 28th day of February, 2023.

M Parker
Notary Public

My Commission Expires: 10/04/2025

This notarial act was an online notarization

M PARKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Online Notary Public
My Commission Expires:
Oct 4, 2025

Certificate of Authenticity

I, BENTON SMITH, 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 2-28-23.

Date

Affiant Signature

2-28-23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2023.

Notary's Signature

My Commission Expires: 7/3/23
Date

Notary's Seal (if on paper)

