This Instrument Prepared By:
Robert M. Pautienus III, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 981236 DEEDWARR
03/16/2023 08:13:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230316-0018856

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
BISHNU CHARAN JOSHI and RASHMI REKHA ACHARYA, Trustees		
JOSHI FAMILY TRUST dated March 8, 2023	SAME	120-06-0-039.00
326 Glenpark Drive		
Nashville, Tennessee 37217		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Rashmi Acharya
AFFIANT

Sworn to and subscribed before me this MARCH 13, 2023.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES 06-18-2025

My Commission Expires:

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BISHNU C. JOSHI, sole owner, as my wife, PRAVA B. JOSHI, has predeceased me, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to BISHNU CHARAN JOSHI and RASHMI REKHA ACHARYA, Trustees of JOSHI FAMILY TRUST, dated March 8, 2023, and any amendments thereto, being more particularly described as follows:

Being Lot No. 5D-11 on the plan of Glengarry Park, Section 5D, as of record in Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to BISHNU C. JOSHI and wife, PRAVA B. JOSHI (deceased), by JOHN C. VICARY, JR. and wife, MARILYN J. VICARY, by Warranty Deed of record in Book 5164, Page 596, Register's Office for Davdison County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is subject ot restrictive covenants of record in Book 3675, Page 278, Register's Office for said county.

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

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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 326 Glenpark Drive Nashville, Tennessee 37217

WITNESS MY HAND this March 13, 2023.

Rashmi Acharya Attorney-in-fact for Bishnu C. Joshi

Rashmi Rekha Acharya, Attorney-in-Fact for BISHNU C. JOSHI

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 Rashmi Rekha Acharya, Attorney-in-Fact for BISHNU C. JOSHI, and in her capacity as Attorney-in-Fact for BISHNU C. JOSHI, executed the within instrument on his behalf for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 7, 2023.

NOTARY PUBLIC

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025