Karen Johnson Davidson County
Batch# 984259 DEEDWARR
03/23/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230323-0021269

WARRANTY DEED

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Mixon	Patricia Mixon	104-13-0A-049-00
(NAME)	(NAME)	
401 Bowling Avenue, Unit 43	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 Ashish Sharma and Madhur Virathajenman, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust dated August 8, 2006**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 49, also designated as Unit No. 43, on the Plan of Richmeade Place, Section 3, of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a exact details as to location and placement of said Building Site.

Being the same property conveyed to Ashish Sharma and Madhur Virathajenman, husband and wife by Warranty Deed from John Charles Rutenschroer, Trustee of Revocable Trust Agreement of John Charles Rutenschroer dated July 10, 2007, dated 03/06/2020, of record in Instrument No. 20200309-0026403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 401 Bowling Avenue, Unit 43, Nashville, TN 37205
(House Number) (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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 21ST DAY OF MARCH, 2023.

Ashish Sharma

Madhur Virathajenman by Ashish Sharma her atty in fact

State of Arizona
County of MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashish Sharma, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2023.

Notary Public: JOHN M. BLAKEY
My Commission Expires: 10/28/2024

JOHN M BLAKEY
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
Commission #: 591117
My Comm. Expires October 28, 2024

State of Arizona
County of MARICOPA

On this 21st day of March, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ashish Sharma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Madhur Virathajenman, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 202303230021268, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of March, 2023.

Notary Public: JOHN M. BLAKEY
My Commission Expires: 10/28/2024

JOHN M BLAKEY
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
Commission #: 591117
My Comm. Expires October 28, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 March 21, 2023.

Tracey Trumphour
Affiant
Date: 3-21-2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of March, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY