Karen Johnson Davidson County
Batch# 994876 DEEDWARR
04/21/2023 01 22 01 PM 2 pgs
Fees $13 00 Taxes $1,535 50

20230421-0029645

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 8/19/23
(AFFIX SEAL)

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No. P23-5770-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Travis Trampe	NEW OWNER	092160E02400CO
(NAME)	(NAME)	
1920 Adelicia Street, Unit 406		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BENAIFER BRIJRAJ JHALA, AND HUSBAND, BRIJRAJ JHALA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS TRAMPE, SINGLE MAN,** 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 Davidson County, Tennessee being Unit No. 406, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument of record in Instrument No. 20071212-0143307, Register's Office for said County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGETHER with Parking Space Number 113, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Benaifer Jhala and husband, Brijraj Jhala by Special Warranty deed from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080708-0070210 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 08, 2008.

unimproved ☐
This is improved ☒ property, known as 1920 Adelicia Street, Unit 406, Nashville, TN 37212
(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 18 day of April, 2023.

Benaifer Brijraj Jhala

Brijraj Jhala

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benaifer Brijraj Jhala and Brijraj Jhala, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained

Witness my hand this 18 day of April, 2023.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: Jan 8, 2024