This Instrument Prepared By
Parker T. Brown, 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

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Karen Johnson Davidson County
Batch# 995600 DEEDWARR
04/24/2023 11 41 01 AM 2 pgs
Fees $12 00 Taxes $0 00
20230424-0029956

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANIL K. JAIN and NEERU JAIN, Trustees		
JPY REVOCABLE LIVING TRUST dated February 24, 2023	SAME AS NEW OWNER	104-02-0O-001 00-CO
P. O. Box 53		
Nolensville, TN 37135		

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).

A. K. Jain
ANIL K JAIN

Sworn to and subscribed before me this February 24, 2023.

Notary Public

My Commission Expires:

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

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, ANIL K JAIN, a married man, 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 ANIL K JAIN and NEERU JAIN, Trustees of JPY REVOCABLE LIVING TRUST, dated February 24, 2023, and any amendments thereto, being more particularly described as follows.

Land in the 21st Councilmanic District of Davidson County, Tennesse being Unit 1, on the Plan of the Townhomes of Long Boulevard of record in Instrument No. 20040302-0023468, Registers Office for Davidson County, Tennessee, to which the Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to ANIL K JAIN, a married man, by KEVIN MCGINN and wife, CYNTHIA MCGINN, by Warranty Deed of record in Instrument No. 20040302-0023469, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat 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: 3209 Long Boulevard, Nashville TN 37203

WITNESS MY HAND this February 24, 2023.

A. K. Jain

ANIL K. JAIN

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 ANIL K. JAIN with whom I am personally acquainted, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 24, 2023.

NOTARY PUBLIC

My Commission Expires: _____

