Karen Johnson Davidson
Batch# 1006926 **DEEDWARR**
05/24/2023 10:01 14 AM 2 pgs
Fees $13 00 Taxes $5,087 50

20230524-0039022

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #23-KA-1743-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Christine Charlotte Little	Christine Charlotte Little	
(NAME)	(NAME)	
1743 Hillmont Dr.	1743 Hillmont Dr.	**117-15-0Q-002 00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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 consideration, the receipt of which is hereby acknowledged, **ANURAG MADHUR AND MEENAKSHI S. MADHUR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINE CHARLOTTE LITTLE, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Hillmont Grove Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20100903-0070466, Register's Office for Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No 21-B on the Plan of Resubdivision of Lot 21 Glen Echo Subdivision of record in Instrument No 20100610-0045145, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description

Being the same property conveyed to Anurag Madhur and Meenakshi S. Madhur, husband and wife by Warranty Deed from Christopher A Dimino, Trustee of the Christopher A. Dimino Revocable Living Trust of record in Instrument No 20150610-0054815, Register's Office for Davidson County, Tennessee, dated June 03, 2015 and recorded on June 10, 2015.

This conveyance is subject to·
* Taxes for the year 2023 and subsequent years.
* Plan of record as Instrument Number 20100610-0045145, Register's Office of Davidson County, Tennessee.
* Restrictions of record in Book 1644, Page 273, in the Register's Office for Davidson County, Tennessee
* Declaration of Covenants, Conditions and Restrictions for Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20100903-0070466, Register's Office for Davidson County, Tennessee
* Charter for Hillmont Grove Townhomes Corporation of record in Instrument Number 20100903-0070465, in the Register's Office for Davidson County, Tennessee.
* Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Hillmont Grove Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20100903-0070466, Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1743 Hillmont Drive, Nashville, TN 37215**

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), their heirs and 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), 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 my/our hand(s) this the 18th day of May, 2023.

Anurag Madhur

Meenakshi S Madhur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me personally appeared Anurag Madhur, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 18th day of May, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me personally appeared Meenakshi S Madhur, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 18th day of May, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204