Karen Johnson Davidson County
Batch# 1010932 DEEDWARR
06/02/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20230602-0042041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 05.21.2025
(AFFIX SEAL)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

File No.: P23-5998-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Rose and Alexandra Krystelle Lee Rose	NEW OWNER	172030A02500CO
(NAME)	(NAME)	
5897 Woodlands Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($624,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANITA DEY, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT ROSE AND ALEXANDRA KRYSTELLE LEE ROSE, HUSBAND AND WIFE, 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 Lot No. 25 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Partha R. Dey and Anita Dey, husband and wife by Warranty deed

Office for Davidson County, Tennessee, dated January 25, 1993 and recorded on February 02, 1993. Further being the same property conveyed to Anita Dey, unmarried by Quitclaim deed from Partha R. Dey, unmarried of record in Instrument No. 20200205-0013254 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5897 Woodlands Avenue, Nashville, TN 37211
(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 1st day of June, 2023.

Anita Dey

Anita Dey

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 Anita Dey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 1st day of June, 2023.

Notary Public

My Commission Expires: Jan 8, 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the 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 June 1, 2023.

Date

Holly Ray

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2023.

Notary's Signature

My Commission Expires: 05. 21. 2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY