Karen Johnson Davidson County
Batch# 1011615 DEEDWARR
06/06/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20230606-0042678

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Connie S. Bissinger
TO NEW OWNERS:
Ashoke Mukherji and Evan Mukherji, ~~XXXXXXXXXXXXXX~~
823 Tyne Valley Ct. Map & Parcel: 156-00-0-111.00
Nashville, TN 37220

SEND TAX BILLS TO: ServisFirst Bank, 2500 Woodcrest Pl.
Birmingham, AL 35209

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Connie S. Bissinger, unmarried, Grantor herein, has bargained and sold and by these presents do convey unto Ashoke Mukherji, a married man, and Evan Mukherji, an unmarried man, as joint tenants with right of survivorship, Grantees herein, their heirs, successors and assigns, the following described property:

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 1 on the Survey of the John T. Marler Tracts made by C.K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J.H. Wright "Belleview Farm"), and being more particulary described as follows:

Beginning in the east margin of Old Harding Road in the center of a drain, the southwest corner of Joyner as described in Book 5351, page 849, said Register's Office; thence with his southerly line, North 57 degrees 45 min. East following closely the center of a drain 418 feet to the approximate center of the Harpeth River, thence with said approximate center line, South 27 deg. 21 min. East 114.7 feet, more or less, and South 74 deg. 37 min east 352.1 feet to a point which is approximately 62 feet west of the point of intersection of said river and Trace Creek, thence leaving said center line with the following three new staked lines, South 6 deg. 00 min West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min, West 615.0 feet to an iron post in the east margin of Old Harding Road, thence North 6 deg. 00 min. East 94.0 feet with said margin to the point of beginning and containing 5.02 acres more or less.

Together with that certain non-exclusive easement for installation,maintenace, and operation, of a gravity sewer line, 25 feet wide, of record Book 5610, page 681, Register's Office of Davidson County, Tennessee and that certain non-exclusive easement for ingress and egress of record at Book 6218, page 664, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Connie S. Bissinger and husband, John Bissinger, by deed at Instrument No. 20011108-0122944, Register's Office of Davidson County, Tennessee. Connie S. Bissinger having been previously deeded the property by deed at Instrument No.20011009-0109739, said Register's Office. John Bissinger having since died on March 10, 2023, vesting title in Connie S. Bissinger as surviving tenants by the entirety.

This conveyance is subject to the lien of 2023 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to easements of record at Book 4760, page 842, Book 11744, page 720, Book 5610, page 681 and Book 6218, page 664, said Register's Office.

This is improved property known as 7721 Old Harding Road, Nashville, TN 37221 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors, and assigns forever. I do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and successors to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Connie S. Bissinger is one and the same person as Connie B. Bissinger.

IN WITNESS WHEREOF, I have hereunto set my hand this the 26th day of May, 2023.

Connie S Bissinger by Kelly E LeMarr her AIF
Connie S. Bissinger
By Kelly E. LeMarr, attorney in fact of record
Instrument No:202306060042677.egister's
Office of Davidson County, Tennessee.

State of Tennessee
County of Knox

On this 26th day of May, 2023, before me personally appeared Kelly E. LeMarr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Connie S. Bissinger, and who acknowledged that she executed the same as the free act and deed of Connie S. Bissinger.

Betty Krachey
NOTARY PUBLIC

My commission expires: 09/26/2023

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $925,000.00.

~~Grantor~~

SWORN to and subscribed before me
this the 5 day of June, 2023.

Robin Bicket White
NOTARY PUBLIC

My commission expires: 5.23.26

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robin B. White, 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 May 26, 2023.

Date

R B. White

Affiant Signature

5.24.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of May, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY