WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019743 **DEEDWARR**
06/27/2023 02 32 01 PM 2 pgs
Fees $13 00 Taxes $2,053 50

20230627-0048912

File #23-PA-2005-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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)
Akash Sarkar and Anne Robison Sarkar	**New Owner**	
(NAME)	(NAME)	**072 16 0 041.00**
2005 Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MICHAEL R. UTLEY AND ERIN M. MCANALLY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE ROBISON SARKAR AND AKASH SARKAR, WIFE AND HUSBAND,** 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 Lot No. 3 on the Plan of Section One, Burchwood Gardens, of record in Book 2900, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 90 feet on the Northerly side of Porter Road and runs back 201 feet on the Westerly line and 203 65 feet on the Easterly line to a broken line in the rear measuring 90.05 feet thereon.

Being the same property conveyed to Mick R Utley and Erin M. McAnally, husband and wife, by Warranty Deed from Shahin Shariati and wife, Katherine Shariati, of record in Instrument No 20160713-0071969, in the Register's Office of Davidson County, Tennessee, dated June 14, 2016, and recorded on July 13, 2016.

Mick R. Utley is one and the same as Michael R. Utley.

This conveyance is subject to.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Burchwood Gardens, as recorded in Book 2900, Page 16.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2927, Page 439.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **2005 Porter Road, Nashville, TN 37206**.

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 23rd day of June, 2023.

Michael R. Utley By Loy Carney, Attorney In Fact
Michael R. Utley by Loy Carney, his Attorney-In-Fact

Erin M. McAnally By Loy Carney, Attorney In Fact
Erin M. McAnally by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Michael R Utley and acknowledged that he executed the same as the free act and deed of the said Michael R. Utley.

Witness my hand, at office, this 23rd day of June, 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 23rd day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Erin M. McAnally and acknowledged that he executed the same as the free act and deed of the said Erin M. McAnally.

Witness my hand, at office, this 23rd day of June, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DMP 23 2005