WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021767 DEEDWARR
07/03/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20230703-0050416

File No. EM-23-4421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sarah E. Johnson, Elizabeth Louise Johnson, Rickey Robert Johnson,	**New Owner**	
(NAME) 700 12th Avenue South, 707	**Property** (NAME)	093-13-0D-055.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Soumendra N. Ghosh and Sumita Chakraborti-Ghosh Drs., wife and husband and Samraat Ghosh, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah E. Johnson, an unmarried woman, Elizabeth Louise Johnson, and Rickey Robert Johnson, husband and wife, as tenants in common with right of surivorship** , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. R 707, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, and Instrument No. 20090325-0026808, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dr. Soumen N. Ghosh and Dr. Sumita Chakraborti Ghosh, Husband and wife, as to an undivided 66 2/3 percent interest, as tenants in common with Samraat C. Ghosh, Unmarried, as to the remaining undivided 33 1/3 percent interest by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20090327-0027556 Register's Office for Davidson County, Tennessee, dated March 26, 2009 and recorded on March 27, 2009.

Being the same property conveyed to Dr. Soumen N. Ghosh and Dr. Sumita Chakraborti Ghosh, husband and wife and Samraat C. Ghosh, unmarried, as tenants in common by Quitclaim deed from Dr. Soumen N. Ghosh and Dr. Sumita Chakraborti Ghosh, husband and wife, as to an undivided 66 2/3 percent interest, as tenants in common with Samraat C. Ghosh, unmarried, as to the remaining undivided 33 1/3 percent interest of record in Instrument No.

20120517-0042811 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on May 17, 2012.

Property was never used as a marital residence for Samraat C. Ghosh,

This is property more commonly known as 700 12th Avenue South, 707, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 23rd day of June, 2023.

Dr. Soumendra N. Ghosh by Samraat Ghosh Attorney in Fact
Dr. Soumendra N. Ghosh by Samraat Ghosh, Attorney-In-Fact

Dr. Sumita Chakraborti-Ghosh by Samraat Ghosh Attorney in Fact
Dr. Sumita Chakraborti-Ghosh by Samraat Ghosh, Attorney-In-Fact

Samraat Ghosh
Samraat Ghosh

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

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, Samraat Ghosh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Drs. Soumendra N. Ghosh & Sumita Chakraborti-Ghosh , and that this instrument was executed on behalf of the said Drs. Soumendra N. Ghosh & Sumita Chakraborti-Ghosh for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ____202307030050415___ ,in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 23 day of June 2023.

Notary Public _____

My Commission Expires:

Certificate of Authenticity

I, Emily Manno, 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 6/23/23.

Date

Affiant Signature

6/23/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026