Karen Johnson Davidson County
Batch# 1021822 DEEDWARR
07/03/2023 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20230703-0050490

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1557-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00.

Affiant

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

Subscribed and sworn to before me, this the 30th day of June, 2023.

Notary Public
My Commission Expires: 8-20-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abhinav Saxena and Lauren B. Saxena 881 Battery Lane Nashville, TN 37220	First Horizon Bank 12719 Cantrell Rd. Ste. 200 Little Rock, AR 72223	132-09-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald Jason Dutcher and Nicole Dutcher, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abhinav Saxena and Lauren Saxena, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
Land in Davidson county, Tennessee, being Lot No. 1 on the Plan of Neil's Subdivision of record in Plat Book 4675, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:
Land in Davidson county, Tennessee, being Lot No. 2 on the Plan of Neil's Subdivision of record in Plat Book 4675, Page 11, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin, the southeast corner of Lot #2 and the Southwest corner of Lot #1, running thence North 3 degrees 32 minutes East with the west boundary line of Lot #1, 147 feet to a stake; thence in a southerly direction 149 feet to a stake in the south boundary line of Lot #2 and the North boundary line of Lot #4; thence South 76 degrees 50 minutes East 59 feet to the beginning, containing 0.098 acres, more or less, and being a triangular-shaped tract of land in the southeast corner of Tract #2.

Being the same property conveyed to Donald Jason Dutcher and Nicole Dutcher, husband and wife by Warranty Deed from Robert G. Neil, Jr. aka R. G. Neil, Jr. and Sharon Craft Neil aka Sharon C. Neil, husband and wife of record as Instrument No. 20190903-0088073 in the Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on September 3, 2019.

This is ☒ improved or ☐ unimproved property located at: **881 Battery Lane, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023.

GRANTOR:

Donald Jason Dutcher

Nicole Dutcher

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald Jason Dutcher and Nicole Dutcher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202307030050490

True Copy Certification

I, Tonya Cherry, 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 this the 30 day of June, 2023.

C. Loy Carney
Affiant Signature
Date 6-30-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2023.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

