Karen Johnson Davidson County
Batch# 1023731 DEEDWARR
07/07/2023 02 36 18 PM 2 pgs
Fees $13 00 Taxes $1,313 50

20230707-0052152

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P23-2437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Amarendra A Godbole and Ashwini Bhagwat	NEW OWNER	Parcel ID 071-01-0-129 00
(NAME)	(NAME)	
2437 Monticello Drive	3762 FOXSWALLOW TER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	FREMONT, CA 94555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lindsey Wray Hicks, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amarendra A. Godbole and Ashwini Bhagwat, 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 49, on the plan of Trinity Hills Village, Section One, First Addition of record in Plat Book 4175, page 92, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Lindsey Wray Hicks, a single woman from APG Rentals LLC by Warranty Deed dated March 5, 2020 and recorded on March 10, 2020 in Instrument No 20200310-0026934, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 2437 Monticello Drive, Nashville, TN 37207

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 29th day of June, 2023

Lindsey Wray Hicks

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lindsey Wray Hicks, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th day of June, 2023

Notary Public

My Commission Expires My Commission Expires March 3 2025

(SEAL)

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY