6

WARRANTY DEED

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,000.00

Karen L. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2023

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ASHWIN KASHYAP AND SHUBHA S. KUMBLE, TRUSTEES OF THE KASHYAP AND KUMBLE FAMILY TRUST DATED JULY 12, 2012	ASHWIN KASHYAP AND SHUBHA S. KUMBLE, TRUSTEES OF THE KASHYAP AND KUMBLE FAMILY TRUST DATED JULY 12, 2012	091063P00100CO
(NAME)	(NAME)	
5928 - A Carl Place	5928 - A Carl Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1025708 **DEEDWARR**
07/13/2023 08:54:54 AM 2 pgs
Fees: $13.00 Taxes: $2,208.90

20230713-0053571

For and in consideration of the sum of Ten 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, We, **DALE JEFFREYS AND SUSAN JEFFREYS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ASHWIN KASHYAP AND SHUBHA S. KUMBLE, TRUSTEES OF THE KASHYAP AND KUMBLE FAMILY TRUST DATED JULY 12, 2012 ,** 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:

Being **Unit A** of the Horizontal Property Regime of 5928 Carl Place as shown on Declaration of Covenants, Conditions and Restrictions for 5928 Carl Place Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211012-0136987, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being part of the same property conveyed to Dale Jeffreys and Susan Jeffreys by deed dated December 10, 2009 from Faith S. Groves of record in Instrument No. 20091214-0113743, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5928 - A Carl Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 27th day of June, 2023.

Dale Jeffreys

Susan Jeffreys

State of Tennessee
County of Davidson

On this 30th day of June, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Dale Jeffreys and Susan Jeffreys with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 27th day of June, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Kashyap

