Karen Johnson Davidson County
Batch# 1026648 DEEDWARR
07/14/2023 02 25 36 PM 2 pgs
Fees $13 00 Taxes $1,998 00

20230714-0054190

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-1400

WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Utkarsh Sankrityayan and Michelle Brady Sisco-Sankrityayan	same as new owner	Parcel ID 064 08 0A 019.00
(NAME) 1400 Autumn Springs Ct.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **Evelyn Gutierrez Henson and Christopher Henson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Utkarsh Sankrityayan and Michelle Brady Sisco-Sankrityayan, 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. 19, on the Plan of Section One, Merritt Downs, of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn Gutierrez Henson and Christopher Henson, wife and husband from Joosik Samuel Choi and Mi Young Choi, husband and wife by Warranty Deed dated September 5, 2018 and recorded on September 7, 2018 in Instrument No. 20180907-0088919, 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 1400 Autumn Springs Ct , Old Hickory, TN 37138

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 13th day of July, 2023

Evelyn Gutierrez Henson

Christopher Henson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Evelyn Gutierrez Henson and Christopher Henson,** 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 13th day of July, 2023.

Notary Public

My Commission Expires. 6/3/2024

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES JUNE 3, 2024