WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anish Gala and Sasha Baston	**SAME AS OWNER**	
(NAME)	(NAME)	103-08-0-220.00
4103 Aberdeen Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **MARK F. THOMPSON AND MARY THOMPSON AND KATHERINE E. THOMPSON AND ERIN LEIGH CHRISTIE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANISH GALA AND SASHA BASTON,** 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. 71 on the Plan of Resubdivision of Lots No. 71 and 72 on the Plan of Block "I", Cherokee Park, Third Section of record in Plat Book 8250, Page 480, 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 Mark F. Thompson and Mary E. Thompson and Katherine E. Thompson and Erin Leigh Christie, tenants in common with rights of survivorship by Warranty deed from Jeff Frederick Seebach and Jennifer Hawkins Seebach, husband and wife of record in Instrument No. 20190701-0063293 Register's Office for Davidson County, Tennessee, dated June 28, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4103 Aberdeen Rd, Nashville, TN 37205
(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.

202307210056552

Karen Johnson Davidson County
Batch# 1029536 DEEDWARR
07/21/2023 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $4,902.50
20230721-0056552

Witness my hand this 20th day of July, 2023

MARK F. THOMPSON

MARY THOMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark F. Thompson and Mary Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Commission expires:

Notary Public

Witness my hand this 19 day of July, 2023

KATHERINE E. THOMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine E. Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2023.

Commission expires: July 9, 2024

GINA M ROSSY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Witness my hand this 20 day of July, 2023

ERIN LEIGH CHRISTIE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin Leigh Christie, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2023.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Hunter Thrasher, 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 July 21, 2023.

Signature
Date: July 21, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21st day of July, 2023 personally appeared before me, a notary public for the State aforesaid, Hunter Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025