Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038858 DEEDWARR
08/16/2023 10:24 18 AM 2 pgs
Fees: $13 00 Taxes $2,275 50

20230816-0063801

File #23-TC-2205-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August , 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ravi Sachan	New Owner	
(NAME)	(NAME)	**117-02-0-180.00**
P.O. Box 128402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN BETH HORTON, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAVI SACHAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 22 of Block 3 the Plan of Hillsboro Highlands, Sections 2 and 3, as of record in Book 843, page 23, Register's Office for said County, described according to a survey made by John B Kohl, III, Registered Land Surveyor, Tennessee No 100, dated February 9, 1978, as follows,

Beginning in the southwesterly margin of Sharondale Drive at the front common corner of Lots Nos. 22 and 23 of said Block 3; thence with the line between said Lots Nos. 22 and 23 southwardly 190 feet to a point, thence westwardly 82.5 feet to the rear common corner of Lots Nos. 21 and 22 of said Block 3, thence with the line between said Lot Nos. 21 and 22, northwardly 131.5 feet to the southwest corner of the property conveyed to William F. Hunt by deed from Dale Larkin Stegall and wife, dated October 19, 1976; thence with said Hunt's southerly line and along a line perpendicular to the line between said Lots Nos. 21 and 22 eastwardly 7 0 feet to said Hunt's southeast corner; thence along said Hunt's easterly line and along a line parallel with the line between said Lots Nos. 21 and 22 northwardly 104.26 feet to a point in the southwesterly margin of Sharondale Drive, said point being located southeastwardly 8.19 feet along the southwesterly margin of Sharondale Drive from the front common corner of said Lots No 21 and 22, thence with the southwesterly margin of Sharondale Drive, southeastwardly 89 3 feet to the point of beginning

Being the same property conveyed to Charles M. Horton and wife, Susan Beth Horton by Warranty deed from Lee Daniel Hammond and wife, Cheryl Diane Hammond of record in Book 9452, page 236, Register's Office for Davidson County, Tennessee, dated August 12, 1994 and recorded on August 31, 1994 Charles M. Horton died on February 27, 2021 leaving Susan Beth Horton as sole surviving Tenant by the Entirety.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable
* Subject to all matters shown on the Plan of record in Plat Book 843, Page 23, Register's Office for Davidson County, Tennessee.

* All matters shown on survey of John B. Kohl, III, TN RLS No. 100, dated February 9, 1978,
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3765, Page 138, in the Register's Office for Davidson County, Tennessee.
* No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2205 Sharondale Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th day of August, 2023.

Susan Beth Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2023, before me personally appeared Susan Beth Horton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2023.

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
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Nashville, TN 37204