Karen Johnson Davidson County
Batch# 1040430 DEEDWARR
08/21/2023 10.03 58 AM 3 pgs
Fees $18 00 Taxes $4,440 00
20230821-0064893

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 871753 M-C-188247-1 TO-1236 Sandra A Ryan	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00 Affiant Subscribed and sworn to before me, this the 18th day of August, 2023 Notary Public My commission expires 5-9-26 (Affix Seal)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO
NAME Courtney Samuels and Jason Samuels	NAME. New Owner
STREET ADDRESS 6120 Hill Circle Nashville, TN 37209	STREET ADDRESS
MAP & PARCEL NO 103-01-0H-001.00-C0	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Satya Das and Amy L. Das f/k/a Amy Lazarov, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Courtney Samuels and Jason Samuels, Wife and Husband,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows.

See Exhibit A

This is improved property known as. 6120 Hill Circle, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY/OUR SIGNATURE(S) THIS 21st day of November, 2022

X _____
Satya Das

X _____
Amy L Das f/k/a Amy Lazarov

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Satya Das, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 21st day of November, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amy L Das f/k/a Amy Lazarov, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 21st day of November, 2022

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, as shown on the Declaration of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 6120 & 6122 Hill Circle Homes, of record at Instrument No. 20170130-0009698, as amended in Instrument No. 20180122-0005782, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Satya Das and Amy Lazarov, both unmarried person as tenants in common with the right of survivorship by Warranty Deed from Joan Michael Ribieras and Isabelle Rubichon Ribieras, Trustees of the Ribieras Living Trust dated August 15, 2018 of record in Instrument No. 20200619-0065631 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on June 19, 2020.