Karen Johnson Davidson County
Batch# 1043447 DEEDWARR
08/28/2023 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230828-0067050

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-15432-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of August, 2023.

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hrittik K. Ganguly, Raunak K. Ganguly, and Akash K. Ganguly 649 Magnolia Lane Nashville, TN 37211	Same address as new owner	172-03-0B-064-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($800,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ARUP KUMAR GANGULY AND WIFE, HRILINA MUKERJI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HRITTIK K. GANGULY, AN UNMARRIED MAN, RAUNAK K. GANGULY, AN UNMARRIED MAN, AND AKASH K. GANGULY, AN UNMARRIED MAN, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arup Kumar Ganguly and wife, Hrilina Mukerji from Westminster Homes, Inc., by Warranty Deed dated 3/21/1997 and recorded 3/25/1997 in Book 10391, page 421, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **649 Magnolia Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of August, 2023

GRANTOR(S)

Arup Kumar Ganguly

Hrilina Mukerji

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Arup Kumar Ganguly and Hrilina Mukerji, 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 seal, this the 25th day of August, 2023.

Notary Public

Printed Notary Name

My commission expires: 11.28.26

ALISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 25, 23 (date of document).

Jennifer L. Pennell

Aug 25, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Aug, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

