R[illegible]
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044229 DEEDWARR
08/30/2023 10 34 11 AM 2 pgs
Fees $13 00 Taxes $1,731 60

20230830-0067947

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of August, 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES ~~My Commission~~ Expires 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Susan T Owenby	Regions Bank DBA Regions Mortgage	114-07-0-A-054 00 CO
(NAME)	(NAME)	
2110 Traemoor Village Court	PO Box 200401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Florence, SC 29502-0401	
(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, **Sanjeev Gupta and Anita Gupta, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan T. Owenby, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No 54 on the Exhibit "A-1" Exhibit Plat of the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Traemoor Village, of record in Instrument No 20070323-0035561, amended and restated in Instrument No 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No 20080808-0081934, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit

Being the same property conveyed to Sanjeev Gupta and Anita Gupta, husband and wife, by Warranty Deed from James Christopher Blazer, an unmarried man and Leah Marie Parrish, an unmarried woman, dated November 1, 2019, of record in Instrument No 20191118-0118380, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2110 Traemoor Village Court, Nashville, TN 37209
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20070607-0068258; Declaration of Covenants, Conditions and Restrictions, Plat, Bylaws, and all exhibits thereto, of record in Instrument No. 20070323-0035561, Instrument No. 20080318-0027145, Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743; Articles of Incorporation/Charter of record in Instrument No. 20081219-0121382; Easement for utilities to Harpeth Valley Utilities District of record in Book 7142, page 463; Conveyance of common areas of record in Instrument No. 20070725-0088225 and Instrument No. 20080819-0085122; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 15th day of August, 2023

Sanjeev Gupta

Anita Gupta

State of Virginia
County of Fairfax

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sanjeev Gupta and Anita Gupta, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at ARLINGTON (city), VIRGINA (state), this 15th day of August 2023

OR 01 AUGUST, 2023

8/15/2023

Notary Public
My Commission Expires 30th September, 2025

File No · 37732

Amar Nath Gupta
Commonwealth of Virginia
Notary Public
Commission No. 124765
My Commission Expires 9/30/2025