Karen Johnson Davidson County
Batch# 1045800 DEEDWARR
09/05/2023 10 05 12 AM 2 pgs
Fees $13 00 Taxes $3,182 00
20230905-0069179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Prem Pratap and Usha Pratap	U S. Bank National Association	172 03 0A 165 00
(NAME) 1749 Boxwood Drive	(NAME) 2800 Tamarack Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alabama Specialty Products, Inc., an Alabama Corporation, an Alabama Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Prem Pratap and Usha Pratap, husband and wife**, 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 83 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument No 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property

Being the same property conveyed to Alabama Specialty Products, Inc by Quitclaim Deed from Peggy Johnson, married dated December 27, 2022 and recorded on December 28, 2022 in Instrument No 20221228-0133018, Register's Office for Davidson County, Tennessee

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CRG-23-1749

unimproved ☐
This is improved ☒ property, known as 1749 Boxwood Drive, Nashville, TN 37211

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

Witness our hands this 29 day of August, 2023

Alabama Specialty Products, Inc ,
an Alabama Corporation

BY _____
Peggy Johnson, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peggy Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary, and is authorized to execute the instrument on behalf of Alabama Specialty Products, Inc , the within named bargainor, and that he/she as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Secretary

Witness my hand and official seal, this the 29 day of August, 2023

_____
Notary Public

My Commission Expires

(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027