Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 2023.

Notary Public
My Commission Expires: 4/19/27

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1047729 DEEDWARR
09/08/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230908-0070698

2023-208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rajesh Aggarwal	New Owner	
757 Armstrong Place		P/O 14603001800
Brentwood, TN 37027		

WARRANTY DEED

For and in 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

Janice K. Bridwell and Gregory A. Bridwell, wife and husband and Heather Markum,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rajesh Aggarwal,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat Recreation of Lot 12 Creighton Meadows Addition of record in Plat at Instrument No. 20220622-0070901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Janice K. Bridwell and Gregory A. Bridwell, wife and husband, by Warranty Deed from Patricia R. Gregory, Sandra Spitz and Regenia Barron Cate, Successor Co-Trustees of the Lawrence Lindsley Davis Revocable Living Trust dated February 16, 2018, of record in Instrument No. 20181002-0097453 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018.

and

Being part of the same property conveyed to Heather Markum by Warranty Deed from Lawrence Lindsley Davis, Trustee of the Brindley Drive Trust dated February 16, 2018 of record in Instrument No. 20181114-0112014 Register's Office for Davidson County, Tennessee, dated 11/8/2018 and recorded on 11/14/2018.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **709 Lambert Drive, Nashville, TN 37220.**

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 7th day of September, 2023.

Janice K. Bridwell

Gregory A. Bridwell

Heather Markum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice K. Bridwell, Gregory A. Bridwell and Heather Markum, 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 official seal at Nashville, Tennessee, this 7th day of September, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 9/7/23. (Date of Document)

Affiant Signature

Date: 9/8/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 8th day of September, 2023

Patricia A. Miller

Notary Public

My Commission Expires: 4/19/24

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY