WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057756 DEEDWARR
10/04/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $5,560.43
20231004-0078187

T-MG-23-5400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $1,502,820.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Moves and Grooves, Inc.	**New Owner**	
(NAME)	(NAME)	
301 S. Perimeter Park Drive, Suite #100		**16300044900**
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAJENDRA BHAKTA, MARRIED,** hereinafter called the Grantor, has/have bargained and sold, and by these presents do/does transfer and convey unto **MOVES AND GROOVES, INC., A TENNESSEE NONPROFIT CORPORATION,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Revision Three, Resubdivision of Lots 2 and 3, The Crossings at Hickory Hollow of record in Plat at Instrument No. 20230814-0062885, 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 a portion of the same property conveyed to Rajendra Bhakta by Quitclaim Deed from Ram Sai, LLC of record in Instrument No. 20200624-0068090 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 24, 2020.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20230814-0062885, Register's Office of Davidson County, Tennessee.
- Easement deed by court order in settlement of landowner action of record in Instrument Number 201202280017172, in the Register's Office for Davidson County, Tennessee.
- Anchor easement of record in Instrument Number 201212110114006, in the Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Easement to Metro Government of record in Book 6025, Page 813, in the Register's Office for Davidson County, Tennessee.
- Subject to the right-of-way of Crossings Boulevard.
- Subject to all matters shown on the ALTA/NSPS Land Survey of 5400 Mt. View Road prepared by Michael H. Charette, TN RLS No. 2048 Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated September 25, 2023.

This is **unimproved** property known as: **0 Mt. View Road, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, successors, and assigns, to warrant and forever defend the title to the Property to the said GRANTEE, its successors 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 my/our hand(s) this the 2nd DAY OF October, 2023.

Rajendra Bhakta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAJENDRA BHAKTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2023.

Notary Public
My Commission Expires: 3-17-2027
(SEAL)

CONNIE SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires March 17, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 10/2/23.

Affiant Signature

10/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON