Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

39-B
File #23-1242
Karen Johnson Davidson County
Batch# 1063601 **DEEDWARR**
10/23/2023 09:20 01 AM 2 pgs
Fees $13 00 Taxes $5,272.50

20231023-0082704

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas W. Bloomfield and Susan Merritt, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sameer Gupta and Megan Morgalis, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 308, Block 17 on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Plat Book 57, Page 103, 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 the same property conveyed to Thomas W. Bloomfield and Susan Merritt, as joint tenants with rights of survivorship by deed from Robert J. Terry and Patrick W. Terry, dated June 13, 2019, of record in Instrument No. 20190624-0060500, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4407 Idaho Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Sameer Gupta
4407 Idaho Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
103-04-0-054.00

WITNESS THE EXECUTION HEREOF this 18th day of October, 2023.

Thomas W. Bloomfield

Thomas W. Bloomfield

Susan Merritt

Susan Merritt

State of Arizona
County of Pima

On this 18th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas W. Bloomfield and Susan Merritt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Karin L Ashby, Notary Public

Notary Public Karin L. Ashby 575908

My Commission Expires: Jan 29, 2024

KARIN L ASHBY
Notary Public - Arizona
Pima County
Commission # 575908
My Comm. Expires Jan 29, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,425,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of October, 2023.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____