BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071736 DEEDWARR
11/14/2023 12:59:36 PM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20231114-0088750

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

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)
George Preston Wilson, Jr. and George Preston Wilson, Sr.	Legacy Home Loans LLC, DBA Steadfast Mortgage 1036 Stearman Drive White House, TN 37188-5243	Parcel ID: 136 15 0A 050.00
(NAME) 3405 Old Anderson Rd. Unit 205	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Daivat Kodiatar and Megha Kodiatar, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Preston Wilson, Jr., unmarried and George Preston Wilson, Sr., married, as tenants in common with right of Survivorship,** ereinafter 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 Unit No. 50, on the Plan of Watercrest Townhomes, Phase 2, as shown on plat of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daivat Kodiatar and Megha Kodiatar, husband and wife from Gloria J. Hillery, an unmarried woman by Warranty Deed dated December 11, 2017 and recorded on December 13, 2017 in Instrument No. 20171213-0127067, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 3405 Old Anderson Rd. Unit 205, Antioch, TN 37013

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 9th day of November, 2023

Daivat Kodiatar

Megha Kodiatar

STATE OF Tennessee

COUNTY OF Wilson

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

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY