Karen Johnson Davidson County
Batch# 1073242 DEEDWARR
11/17/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20231117-0089888

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4542

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of November, 2023

Notary Public

Commission Expires: 10/16/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Sory 1314 Bellshire Terrace Drive Nashville, TN 37207	Brandon Sory 480 Cooksey (13) Batson ~~Boston~~ Rd Charlotte, TN 37036	041-15-0-075.00

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, I/WE,

Prem S. Kahlon and wife, Darshan B. Kahlon

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Sory, a single man and Chris Mule, a married man,

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 No. 13A, Zone Lot Division of Lots 9 thru 13, 128 and 137 of Bellshire Terrace, Section One, Phase Two, as of record in Book 6250, Page 179, amended in Book 6250, Page 772, 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 Maxine Jones-Smith, unmarried by Warranty Deed from Linda Gail Williams, unmarried of record in Book 7728, Page 590, Register's Office for Davidson County, Tennessee, dated December 01, 1988 and recorded on December 15, 1988.

Being the same property conveyed to Ocwen Federal Bank FSB by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee of record in Instrument No. 20000612-0058285 Register's Office for Davidson County, Tennessee, dated June 08, 2000 and recorded on June 12, 2000.

Being the same property conveyed to Prem S. Kahlon and wife, Darshan B. Kahlon by Quitclaim Deed from Ocwen Federal Bank, FSB of record in Instrument No. 20001102-0109041 Register's Office for Davidson County, Tennessee, dated October 25, 2000 and recorded on November 02, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1314 Bellshire Terrace Drive, Nashville, TN 37207

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 so 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.

Dated this the 16th day of November, 2023.

Prem S. Kahlon

Darshan B. Kahlon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of November, 2023, before me personally appeared Prem S. Kahlon and Darshan B Kahlon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2023.

Notary Signature
My commission expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 11/17/2023.

Affiant Signature – Joshua A. Terry

11/17/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/17/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27