Karen Johnson Davidson County
Batch# 1080358 DEEDWARR
12/11/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,414.54
20231211-0095098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,193,120.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W-BC-23-3516

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rajesh Aggarwal	**NEW OWNER**	
(NAME)	(NAME)	**104-09-0-157.00**
9705 Tanglewood Ln		
(ADDRESS)	(ADDRESS)	
Brentwood, 37027		
(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, **CHRISTOPHER M. CARVALHO, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJESH AGGARWAL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly half of Lot(s) 61, in Block 3, as shown on the map entitled Plan of Richland Realty Company Division A, of record as Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot No. 61 fronts 50 feet on the Northerly side of West End Avenue and runs back 200 feet to a dead line, and measures 44.75 feet thereon.

Being the same property conveyed to Christopher M. Carvalho, a single man, by Warranty Deed from Ivan Debraganca and wife, Maria Debraganca, of record in Instrument No. 20130924-0100404 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 24, 2013.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3516 West End Avenue, Nashville, Tennessee 37205-2401**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF DECEMBER, 2023.

Christopher M. Carvalho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER M. CARVALHO, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

I, Kara Wall, 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 12/6/23 (date of document).

Affiant Signature

Date 12/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025