Name and Address of New Owner:
Rajesh Aggarwal
757 Armstrong Place
Brentwood, TN 37027
Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 1080374 DEEDWARR
12/11/2023 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20231211-0095118

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 092 01 0 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia E. Totty**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rajesh Aggarwal,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Lot No. 6 of Block 24 on the Plan of Long and Ashworth's Subdivision of Block 24 and other Blocks in Midway as of record in Book 57, page 116, Register's Office for Davidson County.

Said Lot No. 6 fronts 50 feet on the westerly side of 31st Avenue North, formerly Holmes Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patricia E. Totty by Installment Deed from Jerald E. Gilbert dated August 16, 2022 and recorded in Instrument Number 20020909-0109151, in the Register's Office of Davidson County, Tennessee.

This is improved ( ) or unimproved (X) property, known as: 1031 31st Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of December, 2023.

Patricia E Totty, Jaqueh Crum by mer A.I.F
Patricia E. Totty

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, Jaqueline Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said Jacqueline Crum, to me known to be the person who executed the foregoing instrument in behalf of Patricia E. Totty, acknowledged that she executed the same as the free act and deed of said Patricia E. Totty, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Patricia E. Totty, and appearing of record in Trust Deed Book _____, page _____, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, this 5th day of December, 2023.

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05 2026

Sarah K. Hudson
Notary Signature
My commission expires: 10/05/2026

AFFIDAVIT OF VALUE

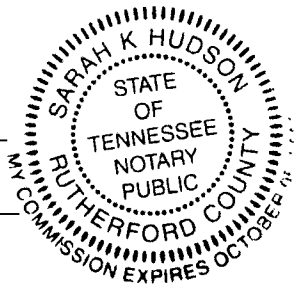
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Madison R. Sanders
(Affiant)

Sworn to and subscribed before me this
5th day of December, 2023.

Sarah K. Hudson
Notary Public
My commission expires: 10/05/2026
File No. 2023-11-3483



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/5/23. (Date of Document)

Affiant Signature

Date: 12/7/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 7th day of December, 2023

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026