Karen Johnson Davidson County
Batch# 1081725 DEEDWARR
12/14/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231214-0096447

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-4576

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of December, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aditya Kalani 2011 Britt Place Nashville, TN 37208	FirstBank 318 Seaboard Lane Suite 205 Franklin, TN 37067	092-07-0-182

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,

Caroline Hughes, an unmarried woman

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

Aditya Kalani, a single 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. 4 on the Plan of Phil Cohen's Subdivision of part of W.G. Bush Subdivision of record in Plat Book 1130, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that portion of said Lot conveyed to Metropolitan Development and Housing Agency by deed from The Resource Foundation, Inc. dated November 4, 1996, recorded in Book 10248, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Caroline Hughes, an unmarried woman, by deed from Opendoor Property J LLC, a Delaware Limited Liability Company, dated 10/01/2019 and recorded 11/06/2019, of record in Instrument Number 20191106-0114794 of the Public Records of Davidson County, Tennessee.

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: 2011 Britt Place, Nashville, TN 37208

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 12th day of December, 2023.

Caroline Hughes

Caroline Hughes

STATE OF Virginia

COUNTY OF Prince William

On this 12th day of December, 2023, before me personally appeared Caroline Hughes, 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 12th day of December, 2023.

Atm Nurul Alam

Notary Signature Electronic Notary Public

My commission expires: 06/30/2024

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC • N

Atm Nurul Alam

REGISTRATION NUMBER
283777
COMMISSION EXPIRES
June 30, 2024

Notarized online using audio-video communication

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 12/12/23.

Affiant Signature – Joshua A. Terry

12/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27