Karen Johnson Davidson County
Batch# 1118091 DEEDWARR
04/02/2024 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20240402-0023197

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249128

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,050,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of April, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 2nd day of April, 2024, among:

VINAN MISTRY AND DEVISHA MISTRY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KRISTEN RIEDT LEFEVRE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 86, West End Park Terrace, as shown on plat of record in Plat Book 547, page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Vinan Mistry and Devisha Mistry, husband and wife by deed from JB Partners, a Tennessee general partnership, dated July 27, 2017, of record in Instrument No. 20170801-0077731, Register's Office for Davidson County, Tennessee.

Being commonly known as 395 McAdoo Avenue, Nashville, TN 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Vinan Mistry

Devisha Mistry

~~State of~~ _____ Great Britain and Northern Ireland
London, England
Embassy of the United States of America } SS

~~County of~~ _____

Personally appeared before me, the undersigned authority, a ~~Notary Public in and for said County and State aforesaid,~~ Vice Consul Vinan Mistry and Devisha Mistry, who acknowledged themselves to be the within named bargainor(s), ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2024.

~~Notary Public~~
My Commission Expires: _____

Shiva S. Mohan
Vice Consul
United States of America
London, England
Commission Indefinite

Owner Name & Property Address:

Name: Kristen Riedt LeFevre
Address: 395 McAdoo Avenue
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Kristen Riedt LeFevre
Address: 395 McAdoo Avenue
City, State, Zip: Nashville, TN 37205

Tax ID: 104-01-467.00

This document contains Three pages,
Each initialed by the affiant/grantor

Certificate of Authenticity

I, Nick Harris, 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 March 21, 2024.

Affiant Signature

3/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of March, 20 24.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY