Karen Johnson Davidson County
Batch# 1121721 DEEDWARR
04/11/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20240411-0025834

**WARRANTY DEED**

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. AT-24-6385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Becker and Tracy Becker | New Owners | |
| (NAME) | (NAME) | |
| 911 Gilmore Avenue | | 118-01-0-290.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Mihir Desai and Megan Desai, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Becker and Tracy Becker, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 86, Montrose Place, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Mihir Desai and Megan Desai, husband and wife by Warranty deed from Shaffer Home Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151201-0120894, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015.**

**This is property more commonly known as 911 Gilmore Avenue, Nashville, TN 37204.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 10th day of April, 2024.

Mihir Desai

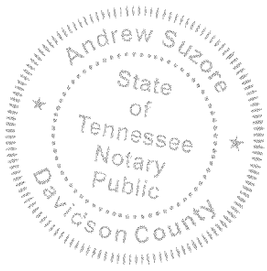
Megan Desai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2024, before me personally appeared Mihir Desai and Megan Desai, 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 10th day of April, 2024.

Notary Signature
My commission expires: May 7, 2024



I, J. Trent Lehman, 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 4/10/24 (date of document).

Affiant Signature

4/11/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY