RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1153665 DEEDWARR
07/02/2024 09:54:21 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20240702-0049774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF June 2024.

NOTARY PUBLIC

Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

MY COMMISSION EXPIRES: (AFFIX NOTARY PUBLIC)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sumathi K. Misra	Same as Owner	
(NAME)	(NAME)	117 07 4L 002.00
3427 Stokesmont Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, , HEREINAFTER CALLED THE GRANTORS, **AMIT MIRSA, AN UNMARRIED MAN,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUMATHI K. MISRA, AN UNMARRIED WOMAN,** 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 Unit B HOMES AT 3425 STOKESMONT ROAD, as shown on the site Plan attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for HOMES AT 3425 STOKESMONT ROAD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180914-0091446, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Amit Misra and Sumathi K. Misra, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), by Quitclaim Deed from Hillary Smith, Trustee and also conveyed from Amit Misra and Sumathi K. Misra, husband and wife, of record in Instrument No. 20230731-0058726, in the Register's Office of Davidson County, Tennessee, dated July 28, 2023 and recorded on July 31, 2023.

Being the same property conveyed to Amit Misra and Sumathi K. Misra, husband and wife, by Warranty Deed from ZD Management LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200302-0022770, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020 and recorded on March 02, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20230725-0057215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3427 Stokesmont Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 28 day of JUNE, 2024

AMIT MIRSA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , Amit Mirsa, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of June, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public