3AB

WARRANTY DEED

Karen Johnson
Batch # 1154089
07/03/2024 12:40:49 PM
Fees: $13.00 Taxes: $4,643.50

Davidson County
DEEDWARR
2 pgs

20240703-0050341

File #24-PA-1006-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/16/26 (AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deyali Chatterjee and Dev Chatterjee	First Horizon Bank	
(NAME)	(NAME)	
1006 Ozark Street	165 Madison Avenue	**093 08 0 049.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN GROSCH AND JESSICA GROSCH, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEYALI CHATTERJEE AND DEV KUMAR CHATTERJEE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of J.B. HAYNIE'S CENTRAL PARK of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Grosch and Jessica Grosch, husband and wife, by Quitclaim Deed from Timothy Grosch and Jolene Grosch, husband and wife, and Kevin Grosch, a single person, of record in Instrument No. 20170524-0051740, in the Register's Office of Davidson County, Tennessee, dated March 13, 2017 and recorded on May 24, 2017.

Being the same property conveyed to Timothy Grosch and Jolene Grosh, husband and wife, and Kevin Grosch, a single person, by Warranty Deed from D219, LLC, a Tennessee limited liability company, of record in Instrument No. 20150526-0047918, in the Register's Office of Davidson County, Tennessee, dated May 19, 2015 and recorded on May 26, 2015.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYNIE'S CENTRAL PARK PLAN, as recorded in Plat Book 161, Page(s) 116.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1006 Ozark Street, Nashville, TN 37206**.

Witness my/our hand(s) this the 1st day of July, 2024.

Kevin Grosch

Jessica Grosch

STATE OF Michigan
COUNTY OF Kent

On this 28th day of June, 2024, before me personally appeared Kevin Grosch, 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 28th day of June, 2024.

Notary Signature
My commission expires: 11-18-2026

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent

STATE OF Michigan
COUNTY OF Kent

On this 28th day of June, 2024, before me personally appeared Jessica Grosch, 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 28th day of June, 2024.

Notary Signature
My commission expires: 11-18-2026

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent