WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174444 DEEDWARR
08/26/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240826-0065361

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2024.

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Manoj Rajendra Bhandari	Nexa Mortgage (NMLS#1660690)	Parcel ID: 148 01 0 123.00
(NAME)	(NAME)	
222 Wallace Rd.	3100 W. Ray Rd., Suite 201, Office 209	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chandler, Arizona 85226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dionisio Chavarria and Laura Chavarria n/k/a Laura Acuna Mora, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Manoj Rajendra Bhandari and Priti Vaydande, Husband and Wife**, 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:

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 256 on the Plan of Hillbrook, Section 4 of record in Book 3842, page 7 and amended in Book 3974, page 787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Dionisio Chavarria and Laura Chavarria, husband and wife from Aura Corina Roca Mendez by Warranty Deed dated April 4, 2007 and recorded on April 18, 2007 in Instrument No. 20070418-0046190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 222 Wallace Rd., Nashville, TN 37211

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 our hands this 14th day of August, 2024.

Dionisio Chavarria

Laura Acuna Mora

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dionisio Chavarria and Laura Chavarria n/k/a Laura Acuna Mora, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 August 14, 2024

Signature
August 14, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 14, 2024

Notary's Signature

My Commission Expires: 10-25-26

