RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-25320-24

Karen Johnson Davidson County
Batch# 1224853 DEEDWARR
01/09/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.13
20250109-0001911

WARRANTY DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00.

Kaitlyn West
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of November, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Subhash Sengupta Bina Rani Sengupta 7904 Oakfield Grove Brentwood, TN 37027	Same address as new owner	181-10-0A-252-00-CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($534,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AARON CAVENY AND WIFE, MADISON CAVENY, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SUBHASH SENGUPTA AND BINA RANI SENGUPTA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 833 on the Plan of Final Plat, Autumn Oaks Subdivision, Phase Eight, of record in Instrument #20050906-0105510 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Aaron Caveny and Madison Caveny, husband and wife, from Tamara McLean and husband, Mark McLean, by Warranty Deed dated August 27, 2020 and recorded August 27, 2020 in Instrument #20200827-0097434, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 7904 Oakfield Grove, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 8th day of November, 2024

GRANTOR(S)

Aaron Caveny

Madison Caveny

Madison Caveny

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Aaron Caveny and wife, Madison Caveny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of November, 2024.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 10/4/2027

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 8th, 2024

Affiant Signature

11/08/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8th day of November, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY