THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26082

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 261170 DEEDWARR
07/24/2019 09:06:25 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20190724-0072481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00.

Hannah Catherine Vance Quintero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Catherine Vance Quintero	NEW OWNER	
338 Gatewood Avenue		07111028000
Nashville, TN 37207		
(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, **Pujita Venkat and husband, Thomas Klink, and Sonnepal Venkat, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Catherine Vance Quintero, married, and Holly Healion Vance, unmarried, joint tenants with right of survivorship,**

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 Lot No. 2 on the Plan of Barkfield Valley Estates of record in Plat Book 5210; Page 370, 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 Pujita Venkat, an unmarried woman, and Sonnepal Venkat, a married man, by Warranty deed from D224, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150904-0090519 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 04, 2015.

Thomas Klink joins in the execution of this instrument to convey his interest as spouse of Pujita Venkat to the Grantee.

The above described property has never been the residence of Grantor, Sonnepal Venkat.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **338 Gatewood Avenue, Nashville, TN 37207.**

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 on this the 11th day of July, 2019.

Pujita Venkat by Sonnepal Venkat, attorney-in-fact

Pujita Venkat by Sonnepal Venkat, Attorney-in-Fact

Thomas Klink by Sonnepal Venkat, attorney-in-fact

Thomas Klink by Sonnepal Venkat, Attorney-in-Fact

S. Venkat

Sonnepal Venkat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Sonnepal Venkat,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Pujita Venkat and Thomas Klink** and who acknowledged that she executed the same as the free act and deed of **Pujita Venkat and Thomas Klink.**

Witness my hand and official seal this the 11th day of July, 2019.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Sonnepal Venkat**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of June, 2019.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON