NEW OWNER:
Karuna Jayathilake
7477 Old Charlotte Pike
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-466

MAP & PARCEL
114-00-0-293.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 309387 **DEEDWARR**
11/01/2019 07:35:12 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50

20191101-0112300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($365,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Jason W. Standifer and Michelle A. Fox,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Karuna Jayathilake and Jayanthi Karunarante, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being 2 tracts of land in Davidson County, Tennessee, described as follows:

Tract One:
Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of William Gower, deceased, of record in Minute Book H, page 487, Office of the County Clerk of Davidson County, Tennessee, described according to a copy of a survey thereof made by Barge, Waggoner, Sumner & Cannon on October 13,1981, as follows:
Beginning at a P.K. Spike in the center of Old Charlotte Pike 330 feet plus or minus in a northeasterly direction from the intersection of Old Charlotte Pike and Gower Road; thence northeasterly with the center line of Old Charlotte Pike and a curve to the right having a radius 700 feet, 176.48 feet to a P.K. Spike; southerly 12 deg. 30 min. east 200.00 feet to an existing 8 inch post; northerly 80 deg. 00 min. east 262.00 feet to an existing 8 inch post; southerly 78 deg. 20 min. east 419.00 feet to an existing 10 inch post; southerly 2 deg. 13 min. west 316.00 feet to an iron pin; northerly 87 deg. 47 min. west 261.65 feet to an iron pin; northerly 58 deg. 21 min. 44

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RL-19-7477

seconds west 600.10 feet to an iron pin; northerly 30 deg. 01 sec. west 164.60 feet to the point of beginning and containing 5.101 acres more or less.

Tract Two:
Land in the 23rd Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows;
To find the beginning start at the intersection of the center line of Gower Road, extended, and the South margin of Old Charlotte Pike; thence with said south margin, easterly 280 feet more or less to an iron pin, said iron pin being the northwest corner to a 5 acre parcel belonging to David Barry Hoover as evidenced in Deed Book 5824, page 973, (R.O.D.C.) and said iron pin being the beginning; thence,
1) Leaving Old Charlotte Pike and along the west line of said 5 acre parcel, S 30-01-00 E a distance of 139.50 feet to an iron pin; thence
2) Continuing along said 5 acre tract, S 58-21-44 E a distance of 600.10 feet to an iron pin, said iron pin being the Southwest corner of the 5 acre tract; thence
3) Along a new line, severing the Blanche Stinson property, N 71-32-40 W a distance of 550.52 feet to an iron pin; thence
4) Along another new line, continuing to sever the Stinson Property, N 39-39-58 W a distance of 245.01 feet to an iron
pin on the South margin of Old Charlotte Pike, and said iron pin being the Northwest corner of the herein described tract; thence
5) With said margin of Old Charlotte Pike, N 53-20-06 E a distance of 108.00 feet, to an iron pin at the beginning of a curve to the right, thence
6) Continuing with said margin and with said curve to the right, (said curve having a radius of 675.00 feet and a delta angle of 01 degrees 10 minutes and 59 seconds), a curve length of 13.94 feet to an iron pin, said iron pin being the northeast corner of the herein described tract, and also being the point of the beginning, and containing 1.336 acres more or less.

Together with a private sanitary sewer service easement to serve the owners of said tract, their heirs and assigns, said easement being 20 feet in width and to be used to install and maintain a sewer service line to said tract. Additionally said easement to be revocable upon installation of a public sewer line and a new sewer service line at some future time, said expense to be paid in full by the property owner of the property upon which said easement is located unless other arrangements be agreed to by those served by said easement and all subject to approval by the appropriate utility district and the center line of said easement being more particularly described as follows;

To find the beginning start at the intersection of the center line of Gower Road, extended and the South margin of Old Charlotte Pike, thence with said South margin, easterly 122 feet more or less to an iron pin, said iron pin being the northwest corner to the herein served 1.336 acre parcel; thence leaving Old Charlotte Pike and along the west line of said 1.336 acres parcel S. 39-39-58 E., a distance of 101.77 feet to a point said point being at the intersection of said centerline with the westerly property line of the 1.336 acre tract, and said point being the beginning; thence
1) Leaving the 1.336 acre tract and with the center line of herein described 20 foot wide sanitary sewer service easement, due West a distance of 217.68 feet to an existing manhole near a creek, said service line to be tied in at the existing manhole.

Being the same property conveyed to Jason W. Standifer and Michelle A. Fox by Warranty deed from Andrea J. Knight and husband, Donald E. Knight, Jr. of record in Instrument No. 20070226-0023884 Register's Office for Davidson County, Tennessee, dated February 25, 2007 and recorded on February 26, 2007.

Being also known as 7477 Old Charlotte Pike Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25 day of ~~November~~ October, 2019.

Jason W. Standifer

Michelle A. Fox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Michelle Fox and Jason Standifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of ~~November~~ October, 2019.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **365,000.00**.

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 25th day of ~~November~~ October, 2019.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY