WARRANTY DEED

File #2019122784

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$330,000.00~~ $327,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 342129 DEEDWARR
01/13/2020 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20200113-0004162

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed Lyakat Ali Khan and Bilquis Yunis	New Owner	114-07-0B-186.00-CO
(NAME)	(NAME)	
1744 Haleys Hope Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **Sasidhar Tadanki and Pavanasirisha Kallakuri, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mohammed Lyakat Ali Khan and Bilquis Yunis, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being all of Lot No. 63, on the plan of Addition to Westchase, Section Seven, of record in instrument 20051202-0144886, as corrected by Surveyor's Certificate of Correction in Instrument 20070627-0076862, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sasidhar Tadanki and Pavanasirisha Kallakuri, husband and wife by Warranty Deed from Dalamar Homes, LLC, of record in Instrument No. 20140718-0063900, Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 18, 2014.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Instrument No. 20051202-0144886, as corrected in Instrument No. 20070627-0076862, Register's Office of Davidson County, Tennessee.; P.U.D. Boundary Plat of record in Book 9700, Page 521 and Instrument No. 20040927-0116001, in the Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20050602-0062617, Register's Office for Davidson County, Tennessee; Charter of The Addition at Westchase Property Owners Association, Inc. of record in Instrument No. 20060302-0024488, in the Register's Office for Davidson County, Tennessee.; Common Area Quit Claim Deed of record in Instrument No. 20071109-0132493, in the Register's Office for Davidson County, Tennessee.; TVA Easement of record in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14, in the Register's Office for Davidson County, Tennessee.; Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720 and Book 5258, Page 261, in the Register's Office for Davidson County, Tennessee.; Easement for Public Utilities of record in Book 8626, Page 852, Book 8626, Page 261, Instrument No. 20020411-0045301, Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106, in the Register's Office for Davidson County, Tennessee.; Rights of ingress and egress to and from a family cemetery of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20041020-0126238, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Public Utilities Easement of record in Book 8626, Page 868, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements..

This is unimproved ☐
This is improved ☒ property, known as **1744 Haley's Hope Court, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of January, 2020.

Tadanki Sasidhar

Sasidhar Tadanki

Pavanasirisha Kallakuri

STATE OF ILLINOIS
COUNTY OF Will

Before me, the undersigned Notary Public, personally appeared **Sasidhar Tadanki and Pavanasirisha Kallakuri**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 3rd day of January, 2020.

Commission expires: 9-21-2020

Susan M. Fuerte
Notary Public

SUSAN M FUERTE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 21, 2020

~~RETURN RECORDED DOCUMENTS TO:~~

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)