WARRANTY DEED

Karen Johnson Davidson County
Batch# 381269 DEEDWARR
04/02/2020 02:52:00 PM 2 pgs
Fees: $13.00 Taxes: $736.30

20200402-0035661

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shankarakailasam Muthu Saraswathi Sindhu Muthiah	new owner	07211049100
(NAME)	(NAME)	
1515 Andy Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **The Twin Team, LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shankarakailasam Muthu and Saraswathi Sindhu Muthiah, 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:

Land in Davidson County, Tennessee, being Unit/Lot shown as 1515 Andy St., as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 1513 and 1515 Andy Street, a Horizontal Property Regime with Private Elements, (This is a Planned Unit Development pursuant to Tennessee Coed Annotated 66-27-103 (b)), of record in Instrument Number 202002200-0018879 and Amended in Instrument Number 2020310-0026768, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to The Twin Team, LLC, a Tennessee limited liabilty company, by deed of record in Instrument No. 20161129-0125027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is Improved ☑ property, known as 1515 Andy Street, Nashville, TN 37216
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YC 20 1575

Witness my/our hands this 31st day of March, 2020.

The Twin Team, LLC a Tennessee Limited Liability Company

By: _____
Jeremy Bockman

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis if satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin team, LLC a Tennessee Limited Liability Company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing he name of The Twin Team, LLC a Tennessee Limited Liability, Company by himself as MEMBER.

WITNESS my hand and seal this 31st day of March, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14557

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022