RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Warranty Deed

Karen Johnson Davidson County
Batch# 427072 **DEEDWARR**
06/26/2020 11:30:29 AM 2 pgs
Fees: $13.00 Taxes: $1,753.80

20200626-0069352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $473,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2020.

Notary Public

My commission expires: 1-9-23

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5160

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Niles Heath Miller Ramona Robbins Miller Audrey Grace Miller	New owner	092-16-0E-064.00-CO
900 20th Avenue South #807		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SATISH K. MENON AND SUJAYA N. MENON, HUSBAND AND WIFE, AS TO A ONE-HALF INTEREST, AND VARUN KUMAR MENON, AS TO A ONE-HALF INTEREST, THE HALF INTERESTS, AS THEY RELATE TO ONE ANOTHER, TO BE HELD AS JOINT TENTANTE WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NILES HEATH MILLER AND RAMONA ROBBINS MILLER, HUSBAND AND WIFE AND AUDREY GRACE MILLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 807 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0030964, as amended and restated in Instrument No. 2071212-0143307, and as amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Together with Parking Space Number 168 and Storage Space 29, which are assigned as Limited Common Elements appurtenants to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Satish K. Menon and Sujaya N. Menon, husband and wife, as to a one-half interest, and Varun Kumar Menon, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenante with right of survivorship by Warranty deed from Karoline Ihns, unmarried of record in Instrument No. 20160524-0052220 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 24, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 900 20th Avenue South #807, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2020.

Varun Kumar Menon

Sujaya N. Menon

Satish K. Menon

STATE OF WEST VIRGINIA
COUNTY OF Berkeley

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Varun Kumar Menon and Sujaya N. Menon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of June, 2020.

Mandy Johnson
Notary Public

My Commission Expires: October 16, 2024

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Mandy Johnson
Bank of Charles Town
9738 Tuscarora Pike
Martinsburg, WV 25403
My Commission Expires Oct. 16, 2024

STATE OF WEST VIRGINIA
COUNTY OF Berkeley

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Satish K. Menon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of June, 2020.

Mandy Johnson
Notary Public

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