Karen Johnson Davidson County
Batch# 428261 DEEDWARR
06/29/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200629-0070370

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Haley N. Kent 2624 Avery Park Drive Nashville, TN 37211	Churchill Mortgage 1749 Mallory Lane Suite 100 Franklin, TN 37027	173-09-0A-633.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Varalakshmi Devesh formerly Varalakshmi Jhingade and husband, Devesh Ramachandramurthy**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Haley N. Kent, a single woman**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 678, on the Plan of Section One of Phase Eight, Lenox Village Subdivision, as shown by plat appearing of record in Instrument No. 20060824- 0104608, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Varalakshmi Jhingade and husband, Devesh Ramachandramurthy, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record on June 27, 2008, at Instrument No.20080627-0066602, Davidson County Register of Deeds.

This property is commonly known as 2624 Avery Park Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 25 **day of June, 2020**:

Devesh Ramachandramurthy

Varalakshmi Devesh

STATE OF ~~TENNESSEE~~ Texas CW

COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Devesh Ramachandramurthy** and **Varalakshmi Devesh,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

~~Witness my hand and official~~ seal, this 25 day of June, 2020:

CARLA M WIGGINS
Notary ID #131209477
My Commission Expires
July 14, 2021

Notary Public

My Commission Expires: July 14, 2021

STATE OF ~~TENNESSEE~~ Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$285,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF June, 2020:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

