THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728964

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $502,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2020.

Notary Public
My Commission Expires: 8-21-2023

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 466683 DEEDWARR
08/31/2020 10:27:33 AM 2 pgs
Fees: $13.00 Taxes: $1,860.73
20200831-0098377

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sasikiran Dadi and Hareeseha Besetti, Trustees 3506B Wrenwood Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 104 01 0N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Balasubramanian and Sheila Kusnoor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hareesha Besetti and Sasikiran Dadi, Trustees of The Hareesha and Sadikiran Dadi Living Trust dated August 22, 2020** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 3506B of Wrenwood Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Wrenwood Place Townhomes, a Horizontal Property Regime, of record in Instrument Number 20130612-0059665 and Supplemental Declaration recorded in Instrument Number 20131203-0123095, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Daniel Balasubramanian and Sheila Kusnoor, husband and wife, by Warranty Deed from Jeffrey A. Zeitlin, unmarried, of record in Instrument No. 20131108-0116291, in the Register's Office of Davidson County, Tennessee, dated November 07, 2013 and recorded on November 08, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wrenwood, as recorded in Plat Book 1130, Page(s) 55.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130612-0059665 and Supplemental Declaration recorded in Instrument No. 20131203-0123095.

Easement for Utilities, recorded in Book 1133, Page 8.

Tennessee Valley Authority Agreement as set forth in instrument recorded in Book 1136, Page 1.

This is improved property located at 3506B Wrenwood Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2020.

Daniel Balasubramanian

Sheila Kusnoor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Balasubramanian and Sheila Kusnoor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATE ROSENTHAL MY COMMISSION EXPIRES JULY 09, 2022