NEW OWNER:
Gautam Jayram
1809 Graybar Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-370

MAP & PARCEL
117-11-0S-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 487624 DEEDWARR
10/01/2020 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $6,271.50
20201001-0113452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION SIX HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($1,695,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Amy Marie Allen and Jared Scot Allen, Trustees of Allen Revocable Living Trust dated May 15, 2012** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Gautam Jayram and Brooke Jayram, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Graybar Estates, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160712-0071067 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared Scot Allen and Amy Marie Allen, Trustees of The Allen Revocable Living Trust U/T/A Dated May 15, 2012 by Warranty Deed from 1809 Graybar Lane LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171004-0102060, Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on October 04, 2017.

Being also known as 1809 Graybar Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of September, 2020.

Allen Revocable Living Trust dated May 15, 2012

By: _____
Amy Marie Allen, Trustee

By: _____
Jared Scot Allen, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Amy Marie Allen and Jared Scot Allen, Trustees, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2020.

_____
NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $**1,695,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2020.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY