Karen Johnson Davidson County
Batch# 510175 **DEEDWARR**
11/09/2020 09:01:23 AM 2 pgs
Fees: $13.00 Taxes: $765.90

20201109-0131004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$207,000.00** (Two Hundred Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of November, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES ROSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 3, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Prithvi Gummi 1825 4th Avenue N., Unit A Nashville, TN 37208	Same as New Owner	05209017900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOROTHEA HARTLEY, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PRITHVI GUMMI, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Nos. 62 and 63 on the plan of Wooddale Grove Annex, as of record in Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Included in this description, but excluded from this transaction is the following;

Being part of Lot Numbers 62 and 63 of the Plan of Woodale Grove Annex, as of record in Book 547, Pages 109 and 110, Register's Office for said County and described as follows:

BEGINNING at a point, said point being the Northwest corner of Lot No. 62; said point being in the Southerly Right-of-Way line of Miami Avenue; Thence Easterly along the present Southerly Right-of-Way line of Miami Avenue, 100 feet to a point; said point being the Northeast corner of Lot No. 63; Thence Southerly along the Easterly margin of Lot No. 63, 32 feet, more or less, to a point in the new proposed Southerly Right-of-Way line of Miami Avenue; Thence Westerly along the new proposed Southerly Right-of-Way line of Miami Avenue 100 feet to a point in the Westerly line of Lot No. 62; Thence Northerly along the Westerly line of Lot No. 62, 31 feet, more or less, to the Point of Beginning.

Being the same property conveyed to Dorothea Hartley, unmarried by deed from Federal National Mortgage Association a/k/a Fannie Mae of record in Instrument No. 20080819-0084900, dated August 7, 2008 and recorded August 19, 2008, Register's Office for Davidson County, Tennessee.

Being also known as 2662 Miami Avenue, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2662 MIAMI AVENUE** **NASHVILLE, TN 37214**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20200958288

WITNESS, this 3rd day of November, 2020

Dorothea Hartley

Dorothea Hartley

STATE OF CALIFORNIA)
COUNTY OF Ventura)

On this 3rd day of November, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dorothea Hartley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of November, 2020.

Notary Public

Commission Expires: 4/14/2022

JULIA KLONTZ
COMM. #2238090
Notary Public - California
Ventura County
My Comm. Expires Apr. 14, 2022

NRO1 NRO1