WARRANTY DEED

Karen Johnsor Davidson County
Batch# 544498 **DEEDWARR**
01/04/2021 11:4' :19 AM 3 pgs
Fees: $18.00 Taxes: $4,097.75

20210104-0000477

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,107,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/24
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Sperry and Alexandra Sirotta	First Bank	Parcel ID: 117-07-0W-001.00
(NAME) 3415A Hopkins Street	(NAME) 722 Columbia Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gautam Jayram and Brooke Jayram, Husband and Wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Sperry, an unmarried Alexandra Sirotta, an unmarried as joint tenants with rights of survivorship** , hereinafter called the Grantees, the r heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Hopkins Haven, a horizontal property regime with private elements established by Declaration in Instrument No. 20131204-0123731, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site Plan attached as Exhibit C to the aforementioned Declaration, and being located upon the northerly 100 feet of Lot No. 150 on the Plan of the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, page 156, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gautam Jayram, unmarried, By Warranty Deed from Domaine Development, LLC, dated February 27, 2015 recorded March 04, 2015, of record as Instrument No. 20150304-0019126 Register's Office for Davidson County, Tennessee.

Return to:
Rucy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TVHS-20 34154

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3415A Hopkins Street, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs 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 29th day of December 2020

Gautam Jayram

Brooke Jayram

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gautam Jayram and Brooke Jayram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

