THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232007** Karen Johnson Davidson County Batch# 547764 DEEDWARR 01/06/2021 08:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,850.00 20210106-0002164	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Williamson SM The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2021. Notary Public My Commission Expires:

SONDRA MOUNCEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

WARRANTY DEED

Address New Owner: CNC Properties, LLC 2800 W Kirkwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 02 0 098.00

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, **Vijayaraja Govindarajan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CNC Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 10 on the map of the Final Plat of The First Subdivision of The W.T. Berry Estate in the 7th Civil District of said County, of Record in Book 974, Page 66, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of West Kirkwood Road, the common corner of Lots Nos. 9 and 10; thence with the margin of said road, North 16°41' West 88.3 feet to the beginning of a curve; Thence around said curve in a Northeasterly direction to a point in the Southerly line of West Kirkwood Road and continuing with said road, North 68°30' East 133 feet to a point; Thence leaving said road, Southerly 26°30' East 135 feet, 9 incheses to the common corner of Lots Nos. 9 and 10; Thence with the line between said Lots, South 70°30' West 156.5 feet to the point of beginning.

Being the same property conveyed to Vijayaraja Govindarajan, A Married Man, by Warranty Deed from Gabriel Wicks, A Married Man, of record in Instrument No. 20171017-0106146, in the Register's Office of Davidson County, Tennessee, dated October 10, 2017 and recorded on October 17, 2017.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Subdivision of the W. T. Berry Estate, as recorded in Plat Book 974, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1086, Page 680 and amendment recorded in Book 1113, Page 584.

This is improved property located at 2800 W Kirkwood Avenue Nashville TN 37204

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 5th day of January, 2021.

Vijayaraja Govindarajan

STATE OF Illinois)
COUNTY OF McLean)

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

Witness my hand, at office, this 4th day of January, 2021.

Sean L Anger
Notary Public
My Commission Expires: Nov. 7th 2023

SEAN L ANGER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 7, 2023

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

