WARRANTY DEED

Karen Johnson Davidson County
Batch# 553608 DEEDWARR
01/13/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $824.73
20210113-0005873

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aaron Carter	New Owner	Parcel ID: 147 16 0 153.00
(NAME)	(NAME)	
369 Fairlane Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Go Kim Lian f/k/a Ariyaraja Suresh and Zen Haui Vung, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron M. Carter, a single man**, hereinafter called the Grantees, their 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 Lot No. 215 on the Map of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot fronts 82 feet on the South side of Fairlane Drive and runs back 146 feet on the West line and 186.9 feet on the East line to a dead line in the rear of which it measures 93.7 feet, said dead line being a broken line.

Being the same property conveyed to Go Kim Lian f/k/a Ariyaraja Suresh and Zen Huai Vung, husband and wife by Quitclaim Deed from Ariyaraja Suresh, of record in Instrument No. 20161202-0126423, Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on December 02, 2016.

Being the same property conveyed to Ariyaraja Suresh by Warranty Deed from Bryan DeVault, Executor of The Estate of Alan C. Floyd, of record in Instrument No. 20130502-0044106, Register's Office for Davidson County, Tennessee, dated April 23, 2013 and recorded on May 02, 2013. Alan C. Floyd having died testate and by Court order approving sale of subject property ordered Bryan DeVault, Executor, to sign for the sale of subject property,

Reference Probate Docket 12P1370 Probate Clerk's Office for Davidson County, Tennessee. Ariyaraja Sureesh n/k/a Go Kim Lian pursuant to name change filed in United States District Court of Middle District of Tennessee March 2, 2015. Ariyaraja Sureesh and Go Kim Lian being one and the same person.

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 369 Fairlane Drive, Nashville, TN 37211

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 5 day of January 2021

Go Kim Lian f/k/a Ariyaraja Suresh

Zen Haui Vung

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Go Kim Lian f/k/a Ariyaraja Suresh and Zen Haui Vung, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of January, 2021.

Notary Public

My Commission Expires: 7.12.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024