Karen Johnson Davidson County
Batch# 579079 DEEDWARR
02/25/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $769.58
20210225-0024272

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,895.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public
MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

EMILY CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

02-NSH21-01229

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jayashree Krishnamurthy 779 West Homestead Rd. Sunnyvale, CA 34087	Jayashree Krishnamurthy 779 West Homestead Road Sunnyvale, CA 94087	053-14-0-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon O'Conner and Clint Wilson O'Conner, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jayashree Krishnamurthy**, hereinafter called the Grantees, their successors 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. 13, on the plan of Nawakwa Hills Powwow Addition - Section No. 1, as shown by plat of record in Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Sharon O'Conner and Clint Wilson O'Conner by deed from Wanda J. Williams, a single woman, dated November 5, 2014, recorded November 7, 2014, of record in Instrument No. 20141107-0103222, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1402 Mohawk Trl, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of February, 2021

Sharon O'Conner

Clint Wilson O'Conner

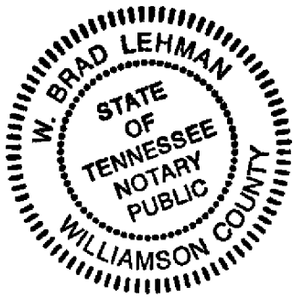
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, W. Brad Lehman, a Notary Public for the State of Williamson and State of Tennessee, do hereby certify that Sharon O'Conner and Clint Wilson O'Conner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of February, 2021.

Notary Public
My Commission Expires: September 21, 2024

(SEAL)



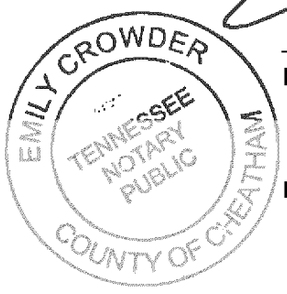
True Copy of Certification

I, Spencer Gross, do hereby make 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Emily Crowder, Notary Public

My Commission Expires on 8/20/24