ACCU-113 Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **445,500.00**.
Karen Johnson Davidson County Batch# 604911 **DEEDWARR** 04/01/2021 10:59:59 AM 2 pgs Fees: $13.00 Taxes: $1,648.35 20210401-0043111	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/31/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June 26, 2022
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn D. Hoback and Michelle Hayes Hoback, a married couple	Broker Solutions dba New American Funding	**155-03-0D-038.00**
(NAME) **6957 Harpeth Glen Trace**	(NAME) 17511 Mylord Rd, Ste 100	
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS) Irvine CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leela S. Gowda,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn D. Hoback and Michelle Hayes Hoback, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, TN, being Lot No. 38 on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H. R. Mallappa Gowda and wife, Leela S. Gowda by Warranty Deed dated August 15, 1997 from Zaring Homes, Inc., recorded August 20, 1997, in

Book 10574, Page 820, in the Register's Office of Davidson County, Tennessee.

Mallappa H. Gowda died November 4, 2010 and property vested in Leela S. Gowda as surviving tenant by the entirety.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6957 Harpeth Glen Trace, Nashville, TN 37221**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **March, 2021**.

Leela S Gowda
Leela S. Gowda

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Leela S. Gowda**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **March, 2021**.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY