THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334092** Karen Johnson Davidson County Batch# 620608 **DEEDWARR** 04/22/2021 10:47:12 AM 2 pgs Fees: $13.00 Taxes: $1,997.63 20210422-0054022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,900.00. Amanda Brine Affiant Subscribed and sworn to before me, this 16th day of April, 2021. Notary Public My Commission Expires:

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Atul Jaganathan and Cayce Jaganathan 901 Chickasaw Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-12-0-141.00

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, **Martin Joseph McGrenera and Aimee Lin McGrenera, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Atul Ram Jaganathan and Cayce Lynn Jaganathan, husband and wife** ("Grantees"), their 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. 20 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the North side of Chickasaw Avenue and runs back between lines 150 feet to a dead line.

Being the same property conveyed to Martin Joseph McGrenera and Aimee Lin McGrenera, husband and wife by Warranty deed from The Rehab Doctors, LLC, a Tennessee limited liability company of record in Instrument No. 20200127-0009345 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 27, 2020.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 901 Chickasaw Avenue Nashville TN 37207

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, Grantors have executed this instrument on this 16th day of April, 2021.

Martin Joseph McGrenera

Aimee Lin McGrenera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin Joseph McGrenera and Aimee Lin McGrenera, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022