WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

(AFFI

Karen Johnson Davidson County
Batch# 630849 DEEDWARR
05/06/2021 03:29:22 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20210506-0061297

W-SB-ML-21-2117

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prashanti Bharathwaj	new owner	
(NAME)	(NAME)	**052-13-0-294.00**
2117 Wooddale Lane	34611 Wells Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fremont, CA 94555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIAMI LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRASHANTI BHARATHWAJ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 28 of Wooddale Grove Annex Subdivision of part of J.H. Gothard's Lands of record in Plat Book 547, Page 109 and 110, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 28 front 150 feet on the Northwesterly side of Wooddale Drive and run back between parallel lines 155 feet to a dead line measuring 150 feet thereon.

Being a portion of the same property conveyed to Miami Land LLC, a Tennessee limited liability company by Quitclaim Deed from Miami Land LLC, a Tennessee limited liability company of record in Instrument No. 20161107-0117504 Register's Office for Davidson County, Tennessee, dated November 03, 2016 and recorded on November 07, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 79, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 547, Page (s) 109 and 110, Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 4002, Page 764, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2117 Wooddale Lane, Nashville, Tennessee 37214**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2021.

Miami Land, LLC

BY:_____
John Gleaves
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MIAMI LAND, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212