Karen Johnson Davidson County
Batch# 654690 DEEDWARR
06/11/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20210611-0078815

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2022

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2021.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Sam Jayahumar 1417 22nd Avenue Nashville, Tennessee 37128	SWBC Mortgage 9311 San Pedro Ave, Suite 100 San Antonio, Tx 78216	MAP 081 GROUP 150 PARCEL 043.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Paul S Kim, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sam Jayakumar and ~~Yumini~~ YAMINI Saravanabhava, husband and wife

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. 92 on the plan of S.A. Champion Subdivision of Lots 85 to 168 and 169 to 228 and 235 to 252, inclusive, in the Harding Plan, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 92 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul S. Kim by Warranty Deed from Nick Dorroll, dated March 23, 2017 and filed of record in Instrument Number 20170324-0028853, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1417 22nd Avenue, Nashville, Tennessee 37128**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 8th day of June, 2021.

Paul S Kim

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paul S Kim, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

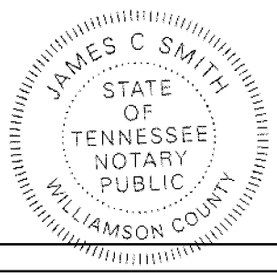
Witness my hand, at office, this 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023



PLEASE RETURN TO:

Wagon Wheel Title & Escrow
204 S 11th St.
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022