THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535285

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

Notary Public
My Commission Expires: _

Karen Johnson Davidson County
Batch# 663084 DEEDWARR
06/23/2021 11:08:18 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20210623-0084795

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diego Manzanas Lopez and Devika Harshavardhanan 2423 Batavia Street Unit B Nashville TN 37208	New Owner	Tax Parcel ID No. 092 06 0C 002.00

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, **George Curran, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diego Manzanas Lopez and Devika Harshavardhanan, both unmarried as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, of 2423 Batavia Street Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2423 Batavia Street Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171020-0107493, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to George Curran, by Warranty Deed from Torque Development Group, LLC, of record in Instrument No. 20171009-0103281, in the Register's Office of Davidson County, Tennessee, dated October 02, 2017 and recorded on October 09, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G. W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract, as recorded in Plat Book 57, Page(s) 59.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171020-0107493.

This is improved property located at 2423 Batavia Street Unit B Nashville TN 37208

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, Grantor has executed this instrument on this 22nd day of June, 2021.

George Curran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Curran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public
My Commission Expires: _____

