Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of May, 2021

(Affix Seal) Notary Public

My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 666173 DEEDWARR
06/28/2021 10:35:46 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20210628-0087058

PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katherine Nicole Pruitt and Dana Ashley Sorenson 312 Wiley Street Madison, TN 37115	OWNER	Map/Parcel 043-09-0-053.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Santoori Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine Nicole Pruitt, a single woman and Dana Ashley Sorenson, a single woman**,* hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

* Joint Tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot Nos. 33 and 34 of Block "A", Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot Nos 33 and 34 front 100 feet on the southerly side of Wiley Street, and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Santoori Investments, LLC by Warranty Deed from Music City Financial, LLC, dated November 30, 2020, of record in Instrument No. 20210203-0015979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, and the lien which are not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 312 Wiley Street, Madison, TN 37115.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

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.

Effective the ___ day of June, 2021:

Santoori Investments, LLC, a Tennessee Limited Liability Company

By: _____
Saman Poori, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of June, 2021, before me personally appeared Saman Poori, Member of Santoori Investments, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed this 17 of June, 2021.

_____
Notary Signature
My commission expires: 11/16/2024

