Karen Johnson Davidson County
Batch# 668181 DEEDWARR
06/30/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20210630-0088520

4514

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30357	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 840,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: 1-6-25 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parmesh Warrier	Joan Depot	MAP
5740 Knob Road	PO Box 5710	PARCEL 103-05-0-004.00
Nashville, TN 37209	Chicago, IL 60680	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Darryl J. Reames, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parmesh Warrier and Maggie Warrier, 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. 56 on the Plan of Hillwood Park of record in Plat Book 3300, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darryl J. Reames by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200824-0095468 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 24, 2020.

Caitlin Reames, joins in this conveyance to convey any and all marital interest she may have in subject property as the spouse of Darryl J. Reames.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5740 Knob Road, Nashville, TN 37209.**

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 our hand(s) this the 24 day of June, 2021.

D J. R
Darryl J. Reames

Caitlin Reames
Caitlin Reames

MINJOO JEONG
Notary Public - California
San Diego County
Commission # 2284142
My Comm. Expires Apr 2, 2023

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darryl J. Reames** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2021.

My Commission expires: Apr 2, 2023

Notary Public

STATE OF California
COUNTY OF San Diego

MINJOO JEONG
Notary Public - California
San Diego County
Commission # 2284142
My Comm. Expires Apr 2, 2023

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin Reames** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2021.

My Commission expires: Apr 2, 2023

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023