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

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 678423 **DEEDWARR**
07/16/2021 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210716-0095805

File No. BC-21-932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Madhvi J. Venkatesh | New Owner | |
| (NAME) | (NAME) | |
| 2014 Cedar Lane, Unit 101 | | 117-03-0Y-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (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, I/we, **Allison Key, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madhvi J. Venkatesh, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1, together with the appurtenant interest in the common elements of 2014 Cedar Lane Condominiums, a condominium established by Declaration as of record in Instrument No. 20170202-0011441, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.**

**Being the same property conveyed to Allison Key, an unmarried woman by Warranty deed from Cottage Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180911-0090127 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 11, 2018.**

**This is property more commonly known as 2014 Cedar Lane, Unit 101, Nashville, TN 37212.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 14th day of July, 2021.

Allison Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2021, before me personally appeared Allison Key, 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.

Witness my hand, at office, this 14th day of July, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024