Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
15707

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 679597 DEEDWARR
07/20/2021 09:43:02 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70
20210720-0096960

ADDRESS NEW OWNER:
Angel Asirvatham
1534 Hamden Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AmeriSave
3525 Piedmont Rd, #L600
Atlanta, Georgia 30305

MAP	**161-06**
GROUP	**A**
PARCEL	**015.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Colleen Curran, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Angel Asirvatham**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*Unmarried and Rajadurai Asirvatham, Married

Land in Davidson County, Tennessee, being Unit 15 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Colleen Curran, unmarried by deed from Ann Mullins, unmarried of record in Instrument no. 20160316-0024723, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **unimproved** property known as **1534 Hamden Dr, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the **12th** day of **July, 2021.**

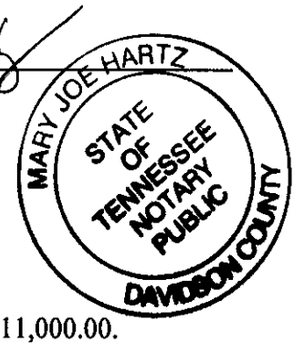
Colleen Curran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Colleen Curran, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2021.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $311,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2021.

NOTARY PUBLIC

My Commission Expires:

