Karen Johnson Davidson County
Batch# 683504 DEEDWARR
07/26/2021 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210726-0099873

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.408-21

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

B. Gunasekaran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2021

Notary Public
My Commission Expires: 4/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Gunasekaran Balakrishnan 8210 Lenox Creekside Drive Antioch, TN 37013	PennyMac Loan Services, LLC P.O. Box 6618 Springfield, OH 45501-6618	Map/parcel: 181-02-0A-006.00 CO

WARRANTY DEED

FOR AND IN 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

Bola S. Gabriel, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gunasekaran Balakrishnan and Revathi Krishnamoorthy, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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, and being all of Unit No. 6, as set forth in the Master Deed establishing LENOX CREEKSIDE, Phase I, a Condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, as appearing of record in Instrument No. 20060306-0025686, and amended in Instrument No. 20060606-0066938, in the Register's Office of Davidson County, Tennessee, said unit being shown as part of Exhibits E1, E2 and E3, of the aforesaid Master Deed.

BEING the same property conveyed to Bola S. Gabriel, a married man, by Warranty Deed from Nickolas Tae Wood and Vanessa Jacqueline Barnes, a/k/a Vanessa Jacqueline Wood, husband and wife, dated 1/29/2019 and filed for record in Instrument No. 20190204-0010396, in the Register's Office for Davidson County, Tennessee.

Mariam Girges hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Easements of record in Instrument Number 20060227-0022558; Access Easement Agreement of record in Instrument Number 20130215-0015739; Easement to Comcast of record in Instrument Number 20150126-0007087; Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024; Right of Way Easement to United Telephone Company of record in Instrument Number 20070503-0053020; and Storm Water Detention Agreements of record in Instrument Numbers 20060206-0014635 and 20060809-0097652, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is __X___improved or _____unimproved property known as: 8210 Lenox Creekside Drive, Antioch, TN 37013

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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of July, 2021

Bola S. Gabriel by Mariam Girges, Attorney in Fact
Bola S. Gabriel by Mariam Girges,
Attorney-in-Fact

Mariam Girges
Mariam Girges

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of July, 2021, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Mariam Girges**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Bola S. Gabriel**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. __202107260099872_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 21st day of July, 2021

Notary Public My Commission Expires: 2/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Bola S. Gabriel**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2021

Notary Public My Commission Expires: 2/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **TERESA TAYLOR** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 1,2021**.

Teresa Taylor
Affiant Signature

JULY 1, 2021
Date

State of **TENNESSEE**

County of **RUTHERFORD**

Sworn to and subscribed before me this **1ST** day of **JULY** 20**21.**

Sheila K. Reburn
Notary's Signature

My Commission Expires: 1-19-25
Date

Notary's Seal (if on paper)

