BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 686892 **DEEDWARR**
07/30/2021 11:25:29 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00

20210730-0102735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Surendra Ramanna and Sujatha Ramanna	New Owner	
(NAME)	(NAME)	
217 Ward Cir.		131 08 0 054.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TAYLOR WHITE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SURENDRA RAMANNA AND SUJATHA RAMANNA, 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 the formerly 11th Civil District of Davidson County, Tennessee, being a part of the property called Zenaida Place, described according to a survey made by John M. Sullivan, County survey, December 3, 1949, as follows:

Beginning in the center of Glendale Park Road, at a point 152 feet West of the Northwest corner of a tract of 3.92 acres, conveyed to Mrs. Frances L. Woodward by deed from W.C. Hirsig and wife, as of record in Book 675, Page 363; thence with the center of said road, South 77 degrees 13 minutes West 235.6 feet to the centerline of Granny White Pike; thence with the center of said Pike, South 1 degrees 03 minutes East 155 feet and South 11 degrees 06 minutes West 93.3 feet to the Northwest corner of the property conveyed to Max K. Moulder and wife, by deed from Joseph Roemer and wife, as of record in Book 1646, Page 466; thence with Moulder's Northerly line, South 87 degrees 43 minutes East 231.6 feet; thence North 2 degrees 30 minutes East 307.4 feet to the beginning containing 1.50 acres, more or less.

Being the same property conveyed to Taylor White, unmarried, by Warranty Deed from The Estate of Wynema S. Harris, of record in Instrument No. 20121204-0111527, in the Register's Office of Davidson County, Tennessee, dated November 29, 2012 and recorded on December 04, 2012. Taylor White has since married

Susan White joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4500 Granny White Pike, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29 day of July, 2021

TAYLOR WHITE

SUSAN WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor White and Susan White, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public