Karen Johnson Davidson County
Batch# 703653 DEEDWARR
08/24/2021 11:01:41 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20210824-0114191

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Carrie Rohling Hussain
and Raza Hussain
228 Orlando Ave.
Nashville, TN 37209

SEND TAX BILLS TO
New Owners

MAP/PARCEL
091140B006.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SAMPATH JONATHAN AND SUNITHA JONATHAN, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **CARRIE ROHLING HUSSAIN AND RAZA HUSSAIN, WIFE AND HUSBAND** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Final Subdivision Plat, First Revision, Patina, a Traditional Neighborhood Development, of record as Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMPATH JONATHAN AND SUNITHA JONATHAN, HUSBAND AND WIFE, by deed from ABBY MARIE CURTIS, UNMARRIED, of record as Instrument No. 20140616-0052395, dated June 12, 2014, said Register's Office.

This is improved property known as: 228 Orlando Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-RE-21-228

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 19th day of August, 2021.

SAMPATH JONATHAN

SUNITHA JONATHAN

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH)

Before me, Louis Ciarelli, a Notary Public of the State and County aforesaid, personally appeared **SAMPATH JONATHAN AND SUNITHA JONATHAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at MANALAPAN NJ, this 19th day of August, 2021.

Notary Public

My Commission Expires: 1-6-2026

Louis Ciarelli
NOTARY PUBLIC
State of New Jersey
My Commission Expires January 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$530,000.00.**

Affiant

Sworn to and subscribed before me this 20 day of August, 2021.

Notary Public

My Commission Expires: _____

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM