WARRANTY DEED

File #21369

Karen Johnson Davidson County
Batch# 719359 DEEDWARR
09/17/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20210917-0125474

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road #202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Srikanth Venkataseshu	NEW OWNER	-161-01-0-008.00
(NAME)	(NAME)	
443 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **David William Claypool and wife, Sibyl Jean Claypool,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Srikanth Venkataseshu, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 1005 on the Plan of Brentwood Hall, Section 14 of record in Plat Book 2663, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: A triangular shaped tract of land located in the Sixth Civil District of Davidson county, Tennessee, lying between Lot No. 1005, Section XIV (14), on the Plan of Brentwood Hall Subdivision, of record in Book 2663, Page 129, Register's Office for said county, and the Northerly line of tract of land conveyed to Dorothy Anne C. Aldred and husband, William H. Aldred, by Carmack Cochran, et ux, by deed dated August 1, 1958, and of record in Book 2883, Page 146, said Register's Office, and more fully described in the deed above set out.

Being the same property conveyed to David William Claypool, and wife, Sibyl Jean Claypool by Warranty deed from Evelyn Barnes, a widow of record in Book 9686, page 772, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on June 01, 1995.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 443 Oakley Drive, Nashville, TN 37220

(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 15th day of September, 2021.

David William Claypool by: Daniel Heard attorney in fact

David William Claypool by Daniel Heard, Attorney in Fact

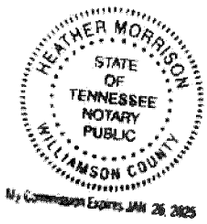
Sibyl Jean Claypool by: Daniel Heard attorney in fact

Sibyl Jean Claypool by Daniel Heard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Heard, as attorney in fact for David William Claypool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 15th day of September, 2021.

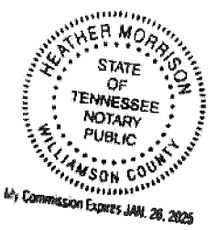
My commission expires: 1/26/25 Heather Morrison
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Heard, as attorney in fact for Sibyl Jean Clayppol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 15th day of September, 2021.

My commission expires: 1/26/25 Heather Morrison
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road #202
Brentwood, TN 37027

Certificate of Authenticity

I, Tonya Loftin, 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 **September 15, 2021**.

Date

Tonya Loftin
Affiant Signature

September 16, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16th day of September, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)