WARRANTY DEED

Karen Johnson Davidson County
Batch# 726877 DEEDWARR
09/29/2021 12:08:12 PM 2 pgs
Fees: $13.00 Taxes: $1,463.54

20210929-0131024

JM-ERLC-21-1812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kalairaja Chinnaveerappan	**BNC National Bank**	
(NAME)	(NAME)	**173-05-0B-008.00-CO**
1968 South Coast Highway Suite 1522	**7007 College Blvd, Suite 600**	
(ADDRESS)	(ADDRESS)	
Laguna Beach, CA 92651	**Overland Park, KS 66211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY LOUIS AND GUERDA TORCHON LOUIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALAIRAJA CHINNAVEERAPPAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Cottage Grove of record in Plat at Instrument No. 20071213-0143631 which was voided and vacated by Instrument No. 20100406-0025553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stanley Louis and Marie Guerda Louis, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20101130-0095046 Register's Office for Davidson County, Tennessee, dated November 19, 2010 and recorded on November 30, 2010.

Being the same property conveyed to Stanley Louis and Guerda Torchon Louis, husband and wife, as joint tenants with rights of survivorship by Quitclaim deed from Stanley Louis and Guerda Torchon Louis who acquired title as Marie Guerda Louis, husband and wife of record in Instrument No. 20191125-0121364 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on November 25, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20071213-0143631, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091215-0114265, Register's Office for Davidson County, Tennessee.
- Cottage Grove Homeowners Association, Inc of record in Instrument Number 20160315-0024261, in the Register's Office for Davidson County, Tennessee.
- Stromwater Detention Agreement of record in Instrument Number 20070423-0047753, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
- Miscellaneous Easements and Intrusions of record in Book 6200, Page 290, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 5215, Page 4482 and Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1812 Cottage Grove Way, Antioch, Tennessee 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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF SEPTEMBER, 2021.

Stanley Louis

Guerda Torchon Louis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUERDA TORCHON LOUIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212