Karen Johnson Davidson County
Batch# 733785 DEEDWARR
10/11/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20211011-0136536

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2023
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-092098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Naya Deykes	Naya Deykes	
(NAME)	(NAME)	
11853 W. Cove Crest Drive	11853 W. Cove Crest Drive	162-16-0A-061.00-CO
(ADDRESS)	(ADDRESS)	
Bellemont AZ 86015	Bellemont AZ 86015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIVYA DHARSHINEE MAVALLI AND SAIDAPET VIDHYARAMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAYA DEYKES, A MARRIED PERSON** 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 Davidson County, Tennessee, being Unit No. 16, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the appurtenant interest in the common elements of Hickory Hollow Condominiums fka Mill Creek Club Townhouses, Phase One, Section One, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4887, Page 961, amended in Book 5101, Page 809 and all other amendments thereto.

Being the same property conveyed to Divya Dharshinee Mavalli and Saidapet Vidhyaraman, as wife and husband by Warranty deed from Happy Homes, LLC of record in Instrument No. 20180117-0004828, Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on January 17, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 16 Sycamore Court, Antioch, TN 37013
(House No.) (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/our hand(s) this the 6th day of October, 2021

Divya Dharshinee Mavalli
Divya Dharshinee Mavalli

Saidapet Vidhyaraman
Saidapet Vidhyaraman

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ Contra Costa

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Divya Dharshinee Mavalli and Saidapet Vidhyaraman, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2021.

Notary Public

My Commission Expires: 06/29/2023

(SEAL)

MANJINDER K. GILL
Notary Public - California
Alameda County
Commission # 2295575
My Comm. Expires Jun 29, 2023

Certificate of Authenticity

I, Jamika Jones, 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 10/07/2021.

Date

Jamika Jones
Affiant Signature

10/08/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of OCTOBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

