Karen Johnson Davidson County
Batch# 736422 DEEDWARR
10/14/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211014-0138283

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $650.000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2021. Notary Public My commission expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Georgy S. Varghese and Stephanie E. Varghese	**New Owner**	**081-03-4A-008.00CO**
2122 9th Avenue North	602 Beechwood Rd. Willow Grove, PA 19090	
Nashville, TN 37208		

FOR AND IN 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, WE,

Rhonda L. Sausedo, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Georgy S. Varghese and Stephanie Elizabeth Varghese, married

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. 8 on the Plan of Metro North, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170410-0035027, 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 Rhonda L. Sausedo, by Warranty Deed, from Domus Builders, LLC, dated June 7th, 2019, of record in Instrument No. 20190617-0058003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20170410-0035027, amended in Instrument No. 20180621-0060111, Instrument No. 20180723-0071653 and corrected in Instrument No. 20200326-0032892, Register's Office for Davidson County, Tennessee.
Utility and Sewer Easement of record in Book 3344, Page 644, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 5380, Page 715, in the Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument No. 20160404-0031746, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20180810-0078979, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2122 9th Avenue North, Nashville, TN 37208.

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 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 8th day of October, 2021.

Rhonda L. Sausedo

Rhonda L. Sausedo

STATE OF CALIFORNIA
COUNTY OF Orange

On this 8th day of October, 2021, before me personally appeared Rhonda L. Sausedo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2021.

Notary Signature
My commission expires: 11/15/2024

SUE E. BECKHAM
Notary Public - California
Orange County
Commission # 2337392
My Comm. Expires Nov 15, 2024

File #: 21-591
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/08/2021** (date of document).

Affiant Signature

10/08/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

