WARRANTY DEED

Karen Johnson Davidson County
Batch# 738797 DEEDWARR
10/18/2021 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211018-0139727

File No. BC-21-1373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio C. Cifuentes Sr. and Angela Maria Sanchez	New Owner	
(NAME)	(NAME)	
7449 Tarmac Way		181-01-0B-314.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/we, **Sharath Sundararajan and Lakshmi Sundararajan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julio Cesar Cifuentes Talero, Sr. and Angela Maria Sanchez Dussan, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 27 on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20071214-0143931, 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 Sharath Sundararajan and wife Lakshmi Sundararajan by Warranty deed from Mario Garcia and wife Martha Garcia of record in Instrument No. 20171229-0132263 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on December 29, 2017.

This is property more commonly known as 7449 Tarmac Way, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 13th day of October, 2021.

Sharath Kumar Chinnakavanam Sundararaj by Ryan Lux attorney in fact
Sharath Kumar Chinnakavanam Sundararaj
by Ryan Lux, Attorney-In-Fact
Lakshmi Sundararajan by Ryan Lux attorney in fact
Lakshmi Sundararajan by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for **Sharath Kumar Chinnakavanam Sundararaj and Lakshmi Sundararajan**, and that this instrument was executed on behalf of the said **Sharath Kumar Chinnakavanam Sundararaj and Lakshmi Sundararajan**, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument/ Book & Page No. 202110180139726, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 13th day of October, 2021.

Notary Public Tiffany Whittle

My Commission Expires:
4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-13-2021

Affiant
Date: October 15, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY