THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 751312 DEEDWARR
11/08/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211108-0149016

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Binosh Mullasserypadman and Greeshma Binosh 3311 Esk Alley Nolensville, TN 37135	New Owner	187-05-0A-136-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Linda Ryan, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Binosh Mullasserypadman and Greeshma Binosh, husband and wife,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 136**, as shown on the Plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Ryan, a single woman, by Warranty Deed from Edward Giannotti Jr., Unmarried, of record on August 2, 2018, at Instrument No. 20180802-0075835, Davidson County Register of Deeds.

This is property commonly known as 3311 Esk Alley, Nolensville, TN 37135

This conveyance is further subject 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 22 **day of October, 2021:**

Linda J. Ryan

Linda J. Ryan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda J. Ryan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of October, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$385,000.00**:

Affiant

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

Notary Public

My Commission Expires: 7/9/2024

JOHN O. ELDRIDGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-22-21.

Affiant Signature

11/3/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY