Karen Johnson Davidson County
Batch# 755089 DEEDWARR
11/15/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20211115-0151788

WARRANTY DEED

DESIREE SARENA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

JM-BHHS-21-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/24/2025
(AFFIX SEAL)

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)
Sath P Yelameli and Vidya Y Rao	New Owners	
(NAME) **504 Shadow Glen Drive**	(NAME) Same	**161-16-0A-144.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **DILSHAD HAWRAMY AND NIYAN O. ALI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SATH P YELAMELI AND VIDYA Y RAO, HUSBAND AND WIFE,** 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 Unit No. 144, Building 23 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248;corrected by Surveyor's Certificate of Correction in Instrument Nos. 20040317-0030572, 20040720-0086706 and 20040720-0086707; First Supplement in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086707; Second Supplement in Instrument No. 20041021-0126776, re-recorded in Instrument No. 20041025-0128065; Third Supplement in Instrument No. 20050118-0005927; Fourth Supplement in Instrument No. 20050317-0029206; Fifth Supplement in Instrument No. 20050425-0045905; First Amendment in Instrument No. 20050520-056887; Sixth Supplement in Instrument No. 20051007-0121715; Seventh Supplement in Instrument No. 20051107-0134921; Eighth Supplement in Instrument No. 20051207-0147464; Ninth Supplement in Instrument No. 20060124-0009112, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dilshad Hawramy, a married man and spouse, Niyan O. Ali by Warranty deed from Allison Schuh, an unmarried woman of record in Instrument No. 20200708-0073738 Register's Office for Davidson County, Tennessee, dated July 04, 2020 and recorded on July 08, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument Nos. 20040317-0030572, 20040720-0086706 and 20040720-0086707; First Supplement in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086707; Second Supplement in Instrument No. 20041021-0126776, re-recorded in Instrument No. 20041025-0128065; Third Supplement in Instrument No. 20050118-0005927; Fourth Supplement in Instrument No. 20050317-0029206; Fifth Supplement in Instrument No. 20050425-0045905; First Amendment in Instrument No. 20050520-056887; Sixth Supplement in Instrument No. 20051007-0121715; Seventh Supplement in Instrument No. 20051107-0134921; Eighth Supplement in Instrument No. 20051207-0147464; Ninth Supplement in Instrument No. 20060124-0009112, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and open space in Instrument No. 20050127-0010261 and Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 7900, page 38, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.
- Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050094, 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: **504 Shadow Glen Drive, Nashville, Tennessee 37211**.

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 8th DAY OF NOVEMBER, 2021.

D Hawramy 11/08/2021
Dilshad Hawramy

N.A.A 11-08-2021
Niyan O. Ali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DILSHAD HAWRAMY, 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 8th of November, 2021.

LMBlakelly
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIYAN O. ALI, 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 8th of November, 2021.

LMBlakelly
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Shannon Cates, 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 11/08/21 (date of document).

Shannon Cates
Affiant Signature

11/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of November, 2021.

Desiree Sailema
Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

