Karen Johnson Davidson County
Batch# 764232 DEEDWARR
12/01/2021 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $732.60
20211201-0158540

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Albertelli Law 5404 Cypress Center Drive, Suite 150, Tampa, FL 33609	Francine Emberton and Deborah Russell 1340 Quail Valley Road Nashville, TN 37214

Order Number: ITN21-60172.03

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kalairaja Chinnaveerappan**, a married man, for One Hundred Ninety-Eight Thousand Dollars and 00/100 ($198,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Francine N. Emberton and Deborah J. Russell as Joint tenants with full rights of survivorship,** whose address is 1340 Quail Valley Road, Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 49 on Lot No. 34 on the Plan of Quail Valley, Section Four, Phase VII, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 108-12-A 49.00 CO
Street address of property: 1340 Quail Valley Road, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. _____ in the Recorder's Office, Davidson County, Tennessee.

Signed this 19th day of NOVEMBER, 2021.

Signature of Grantor(s):

Kalairaja Chinnaveerappan

STATE OF California, COUNTY OF Alameda, SS:

BE IT REMEMBERED That on this 19th day of November, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kalairaja Chinnaveerappan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

PETER G. FEIN
COMM. #2346888
Notary Public - California
Alameda County
My Comm. Expires Feb. 14, 2025

NRO1 NRO1

General Warranty Deed

2 Pages

11-19-2021

County Parcel number: 108-12-A 49.00 CO
Street address of property: 1340 Quail Valley Road, Nashville, TN 37214

Oath of Consideration

I or we, KALAIRAJA CHINNAVEERAPPAN, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 19th day of NOVEMBER, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this _____ day of _____, 2021.

See attached Certificate
Notary Public

CALIFORNIA JURAT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this 19th day of November, 2021,

by Kalairaja chinnaveerappan

,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature Peter G Fein

PETER G. FEIN
COMM. #2346888
Notary Public - California
Alameda County
My Comm. Expires Feb. 14, 2025

NRO1 NRO1

OPTIONAL INFORMATION

Information in this section is not required by law.
Including it could prevent the fraudulent reattaching of this Certificate

Description of Attached Document

Title or Type of Document: Oath of Confirmation for Consideration

Document Date: 11-19-2021 Number of Pages: 1

Signer(s) Other Than Named Above:

Notary Name: Peter G. Fein Notary Contact: 510-941-8818

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TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/19/2021.

D. Shayne Adair

11/23/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 **day of** November **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY