Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
210 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 768484 DEEDWARR
12/06/2021 01:42:54 PM 3 pgs
Fees: $18.00 Taxes: $2,654.75

20211206-0161406

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,500 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trent D. Henry | New Owner | 104 01 0 224.00 |
| (NAME) | (NAME) | |
| 214 38th Ave N | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 15th day of November, 2021, by and between **Rajkanan Kanagarajan and Suchita Kannan, husband and wife,** party of the first part, **and Trent D. Henry, an unmarried man,** party of the second part,

*WITNESSETH*: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of WILLIAMSON, State of TENNESSEE, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 132 and the Northerly 12 feet of Lot 131 on the Map of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County. Said Lot and part of said Lot front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley. Subject to any and all Restrictions, Exceptions, Reservations, Stipulations, Conditions, Rights of way and Easements of Record.

Being the same property conveyed to Kanakaraj R. Chandragandhdevi and wife, Sujatha Dhandapani by Warranty Deed from Linda Mallory Forehand and husband Wayne P. Forehand, dated 11/15/2007 and recorded 11/28/2007, of record in Instrument 200711280138105, Register's Office for Davidson county, Tennessee.

Being the same property conveyed to Rajkannan Kanagarajan and Suchita Kannan, husband and wife by Quitclaim Deed from Kanakaraj R. Chandragandhdevi A/K/A Rajkannan Kanagarajan and Sujatha Dhandapani A/K/A Suchita Kannan, husband and wife, dated 01/20/2017 and recorded 01/25/2017, of record in Instrument 20181250008371, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

Rajkannan Kanagarajan

Suchita Kannan

STATE OF

COUNTY OF

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

Witness my hand at office this 15th day of November, 2021.

Commission expires: 2/26/2025

David Contreras-Noyola NOTARY PUBLIC Wake County, NC

Notary Public

STATE OF

COUNTY OF

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

Witness my hand at office this 15th day of November, 2021.

Commission expires: 2/26/2025

David Contreras-Noyola NOTARY PUBLIC Wake County, NC

Notary Public

# EXHIBIT B

All matters shown on the plat of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee.