Karen Johnson Davidson County
Batch# 772543 DEEDWARR
12/13/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20211213-0164608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Megan Crawford
Affiant

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

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-7-22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

W-CRE-21-2001-4

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)
Anirudh Chari and Pavithra Ramaswany	**New Owner**	
(NAME)	(NAME)	**104-11-4A-004.00-CO**
41905 Via San Gabriel		
(ADDRESS)	(ADDRESS)	
Fremont, CA 94539		
(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, **VANDERBILT PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANIRUDH CHARI AND PAVITHRA RAMASWANY, 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. 4, as established by Declaration of Protective Covenants Conditions and Restrictions for Convent Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20150323-0024693, as amended by First Amendment of record in Instrument No. 20171113-0116347, and Second Amendment of record in Instrument No. 20180417-0036210, and Third Amendment of record in Instrument No. 20190828-0086582, and being shown on Plat attached as "Exhibit I" to said Second Amendment, 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 Vanderbilt Property, LLC by Tennessee Quit Claim Deed from Collin Walker, a married individual of record in Instrument No. 20200122-0007735 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150323-0024693, First Amendment Instrument No. 20171113-0116347, Second Amendment Instrument No. 20180417-0036210 and Third Amendment Instrument No. 20190828-0086582, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191002-0100853, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20180103-0000733, in the Register's Office for Davidson County, Tennessee.
- Utility Line Easement of record in Instrument Number 20190702-0064671, 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: **2001 Convent Place #4, Nashville, Tennessee 37212**.

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 DECEMBER, 2021.

Vanderbilt Property, LLC

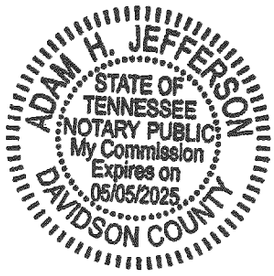
BY: _____
Collin Walker
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLIN WALKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of VANDERBILT PROPERTY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, **Nick Harris**, 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 12-8-2021.

Affiant Signature

12-8-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY