Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

MJ-P-21-844-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 776657 **DEEDWARR**
12/20/2021 10:14:36 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20211220-0167706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert G Tyron, III and Animesh Dey	**NEW OWNER**	
(NAME)	(NAME)	**160-01-0-021.00**
844 Forest Hills Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MARK HARAMIJA AND SEAN MARK HARAMIJA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT G TYRON, III AND ANIMESH DEY**, 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: *tenants in common with right of survivorship

Being Lot No. 166 on the Plan of Section Two, Oak Hill Estates of record in Plat Book 4460, Page (s) 36 and 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Particular description thereof.

Being the same property conveyed to Mark Haramija and Sean Mark Haramija, as Tenants in common with Rights of Survivorship by Quit Claim deed from Mark Haramija of record in Instrument No. 20211011-0136634 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 11, 2021. Being also known as 844 Forest Hills Dr Nashville, Tennessee 37220.

The herein described property is not now nor ever has been teh principal place of residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 4460, Page (s) 36 through 38 inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4537, Page 496, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water and sewerage services to Metro Government in Book 4385, page 463, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances of record in Book 8403, Page 507, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20130116-0005205, in the Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easement for Sewage pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Book 8389, Page 614, in the Register's Office for Davidson County, Tennessee.
- Subject to permanent easements rights granted to Piedmont Natural Gas Company by order of judgment recorded on August 13, 2015 as instrument number 20150813-0081367.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **844 Forest Hills Dr, Nashville, Tennessee 37220**.

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 15 DAY OF DECEMBER, 2021.

Mark Haramija by Sean Mark Haramija, Attorney-in-Fact

Mark Haramija by Sean Mark Haramija, Attorney-in-Fact

Sean Mark Haramija

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN MARK HARAMIJA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK HARAMIJA, and who acknowledged he executed the same as the free act and deed of the said MARK HARAMIJA.

Witness my hand and official seal, this the 15th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN MARK HARAMIJA, 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 15th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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