39B

Karen Johnson Davidson County
Batch# 776943 DEEDWARR
12/20/2021 02:42:38 PM 3 pgs
Fees: $18.00 Taxes: $2,797.20

20211220-0167950

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 847633 421928-012400 Tracey Haddad	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 756,000.00 Affiant Subscribed and sworn to before me, this the 14th day of December, 2021. Notary Public My commission expires: 7/9/22 (Affix Seal)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jayanthi Selvaraj and Vignesh Rajaram	NAME: CapStar Bank #300A
STREET ADDRESS: 529 Summit Oaks Ct Nashville, TN 37221	STREET ADDRESS: 2002 Richard Jones Rd
MAP & PARCEL NO.: 128-16-0B-056.00-CO	Nashville, TN 37215

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank S. Shields and Suzel M. Shields, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jayanthi Selvaraj and Vignesh Rajaram, Husband and Wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 529 Summit Oaks Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 5th day of August, 2021.

X _____ X _____

Frank S. Shields Suzel M. Shields

State of Tennessee } ss

County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frank S. Shields, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5th day of August, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

EVA MATHIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 9/7/2021

State of Tennessee } ss

County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Suzel M. Shields, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 5th day of August, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

EVA MATHIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 9/7/2021

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20060417-0043459, in the 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 Frank S. Shields and wife, Suzel M. Shields by Warranty deed from West End Homes, LLC of record in Instrument No. 20070119-0007820 Register's Office for Davidson County, Tennessee, dated January 03, 2007 and recorded on January 19, 2007. (Value of consideration shown in aforementioned deed $549,015.00.)

The following is for informational purposes only:
Being also known as 529 Summit Oaks Court, Nashville, Tennessee 37221.