STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$320,000.00** (Three Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 21st day of January, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
7/10/2023
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 796273 **DEEDWARR**
01/27/2022 11:45:33 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220127-0009925

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Aditya Chackonal 828 Ashland Place Drive Nashville, TN 37218	New Owner	069060B01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PLAMEN SINYAKOV, UNMARRIED AND DAVID ANTHONY GUTIERREZ, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ADITYA CHACKONAL, UNMARRIED** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit 18, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument No. 20160826-0089473, as amended in Instrument Nos. 20161021-0111700, 20180530-0051597, corrected in 20190619-0059213, 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 Plamen Sinyakov and David Anthony Gutierrez, a married couple, by deed from RWA/Ashland Place, LLC, a Tennessee limited liability company, of record in Instrument No. 20190807-0078667, dated August 5, 2019 and recorded August 7, 2019, Register's Office for Davidson County, Tennessee.

Being also known as 828 Ashland Place Drive, Nashville, Tennessee 37218.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **828 ASHLAND PLACE DRIVE** **NASHVILLE, TN 37218**

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. Whenever 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, this 21st day of January, 2022

Plamen Sinyakov

David Anthony Gutierrez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of January, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Plamen Sinyakov** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of January, 2022.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of January, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Anthony Gutierrez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of January, 2022.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____