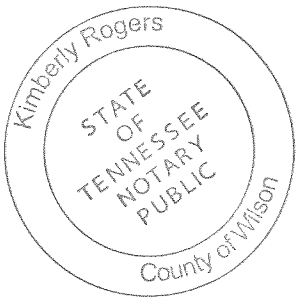
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santhosh Kumar Chandran	NEW OWNER	108-16-0-327
(NAME)	(NAME)	
312 Woodlark Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 798131 DEEDWARR
02/01/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20220201-0011528

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 considerations, the receipt of which is hereby acknowledged, I/we **Aaron N. Inscore and Miranda Inscore, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Santhosh Kumar Chandran and Shanmuga Priya Kozhinjampara Kumararaj, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: being Lot No. 102B on the zone lot division, Lots #98 thru 104 Percy Priest Woods, Section Four, as shown on Plat of record in Book 6250, Page 357, amended in Book 6250, Page 757, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Aaron N. Inscore, a married man by Warranty Deed from Howard Hicks and wife, Debbie Hicks, dated 03/18/2011 and recorded 03/23/2011, of record in Instrument 201103230022655, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 6250, Page 357 and Amended Plat record in Plat Book 6250, Page 757, (2) Covenants, conditions, easements and restrictions recorded in Book 5984, Page 865, and amended Book 6020, Page 270, (3) Dedicated Utility Anchor Easement of recorded in Book 6556, Page 612, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 312 Woodlark Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 19th day of January, 2022.

Aaron N Inscore

Aaron N. Inscore

Miranda Inscore

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron N. Inscore and Miranda Inscore**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2022.

Tracey Trumphrey

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHREY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1541182
Warranty Deed TN

202202010011528

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1.19.22.

Tracey Trumphour
Affiant
Date: 1.19.22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY