THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139255**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 814887 DEEDWARR
03/03/2022 12:59:34 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20220303-0024503

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ravi P. Mishra and Uma Srivastava 1485B Woodmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 117 12 0N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan Rashaan Evans, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ravi P. Mishra and Uma Srivastava, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 2 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1485 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150526-0048170 and amended in Instrument No. 20151009-0103196, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Alan Rashaan Evans, an unmarried man, by Warranty Deed from John Agee, an unmarried man, of record in Instrument No. 20180813-0079744, in the Register's Office of Davidson County, Tennessee, dated August 07, 2018 and recorded on August 13, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150526-0048170 and amended in Instrument No. 20151009-0103196.

Easement for Joint Driveway, recorded in Instrument No. 20150526-0048172.

This is improved property located at 1485B Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2022.

Alan Rashaan Evans

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Rashaan Evans, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 1st day of March, 2022.

Notary Public

My Commission Expires: 12/5/2025

MARIA RUFIN
Notary Public - State of Florida
Commission # HH 204522
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.