Karen Johnson Davidson County
Batch# 818034 DEEDWARR
03/09/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220309-0026846

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220139309

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2022.

Notary Public
My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sundaravarathan R. Iyengar and Rajani Srinivasan 1413D Monetta Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 11 0Z 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, **David William Daniels, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sundaravarathan R. Iyengar and Rajani Srinivasan, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 1413 D, Homes At 1413 C & D Monetta Avenue, A Horizontal Property Regime With Private Elements, As Established By Declaration Of Covenants, Conditions And Restrictions Of Record In Instrument No. 20151211-0125043, In The Register's Office Of Davidson County, Tennessee.

Being the same property conveyed to David William Daniels, An Unmarried Man, by Warranty Deed from Brent E. Wheely And Wife, Sandy T. Wheely And Edward A. Bowden And Wife, Angella M. Bowden, of record in Instrument No. 20170911-0092762, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017 and recorded on September 11, 2017.

The execution of this instrument is affected by the signature of David Michael Daniels as Attorney-in-Fact for David William Daniels, which Power of Attorney is recorded in Instrument No. _202203090026845_____ said Register's Office of Davidson County, Tennessee.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151211-0125043.

This is improved property located at 1413D Monetta Avenue Nashville TN 37216

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 24th day of February, 2022.

David William Daniels by David Michael Daniels as Attorney-in-Fact

David William Daniels by David Michael
Daniels as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Michael Daniels with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David William Daniels and that he is authorized by David William Daniels to execute this instrument on his behalf.

Witness my hand, at office, this 24th day of February, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the 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 **February 24, 2022**.

Date

Affiant Signature

02/28/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY