Karen Johnson Davidson County
Batch# 821313 DEEDWARR
03/14/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220314-0029288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, J. Eric Hennessee, P. O. Box 330793, Murfreesboro, TN 37133

File No.: M-22-113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kurinjiselvi Dhandapani and Velavan Trichy Thirugnanam	F&M Bank	043-01-0-254.00
(NAME)	(NAME)	
813 Redfern Court	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TENNESSEE INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VELAVAN TRICHY THIRUGNANAM AND KURINJISELVI DHANDAPANI, TRUSTEES OF THE KURINJI VELAVAN FAMILY TRUST, DATED JULY 10, 2019, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 27, on the Final Plat For Section 1, Shannon Place Subdivision, of record in Plat Book 11190, Page 55, in the Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

Being the same property conveyed to Lois J. Marks by Warranty deed from Travis D. Dorris and Janet L. Dorris of record in Instrument No. 20040830-0104455 Register's Office for Davidson County, Tennessee, dated August 24, 2004 and recorded on August 30, 2004. (Value of consideration shown in aforementioned deed $109,600.00.)

The said Lois J. Marks having died Intestate on or about December 7, 2020. See Affidavit of Heirship, recorded on September 28, 2021 and recorded in Instrument no. 20210928-0130423.

Being the same property conveyed to Tennessee Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Justin Davis Marks, III Justine Lovell Marks-Small of record in Instrument No. 20210928-0130424 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 28, 2021. (Value of consideration shown in aforementioned deed $144,000.00.) Being also known as 813 Redfern Court Madison, Tennessee 37115.

unimproved ☐
This is improved ☒ property, known as 813 Redfern Court, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

Witness our hands this 28th day of February, 2022.

Tennessee Investment Group, LLC, a Tennessee Limited Liability Company

BY: _____
Christopher Wilson
Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, of the state and county mentioned, personally appeared Christopher Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Tennessee Investment Group, LLC, the within named bargainor, a corporation, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal, at office in Tennessee this 28th day of February, 2022.

_____
Notary Public

Printed Name: Amy K Gentry

My Commission Expires: _____

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 8, 2025
COUNTY OF CANNON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/28/2022.

D. Shayne Adair

3/3/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2022

