Karen Johnson Davidson County
Batch# 832912 DEEDWARR
04/01/2022 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $2,186.70
20220401-0037723

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-97

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arun Raman and Rameela Raman	Same as owner	131 03 0G 004.00
(NAME) 107 Westover Park Court	1711 Temple Ave	
(ADDRESS) Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul R. Thorne, Daniel R. Thorne, and Joshua K. Thorne** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Arun Raman and Rameela Raman, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 107 Westover Park Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 23 day of March, 2022.

GRANTORS:

Paul R. Thorne

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Paul R. Thorne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of March, 2022.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 23 day of March, 2022.

GRANTORS:

~~**Paul R. Thorne**~~

Daniel R. Thorne

Joshua K. Thorne

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared ~~Paul R. Thorne~~, Daniel R. Thorne, and Joshua K. Thorne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18 day of March, 2022.

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. D, together with an undivided one-twelfth (1/12th) interest in the common elements of Westover Plantation, Condominium horizontal property regime established by Master Deed in Book 6380, Page 833, amended in Book 6549, Page 344, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Westover Plantation in Book 6250, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Diane G. Thorne, an unmarried person, by Warranty Deed from Edward J. Childers and wife, Patricia D. Childers, of record in Instrument No. 20130118-0006088, in the Register's Office of Davidson County, Tennessee, dated December 06, 2012 and recorded on January 18, 2013.

Being the same property conveyed to Diane G. Thorne, Trustee of the Diane G. Thorne Trust dated July 23, 2012, by Quitclaim Deed from Diane G. Thorne, an unmarried person, of record in Instrument No. 20140611-0051041, in the Register's Office of Davidson County, Tennessee, dated June 09, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Paul R. Thorne, a one-half undivided interest in Grantor's one-third undivided interest, by Quitclaim Deed from Joshua K. Thorne, of record in Instrument No. 20200824-0095715, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

Being the same property conveyed to Daniel R. Thorne, Joshua K. Thorne, and Paul R. Thorne, by Quitclaim Deed from Daniel R. Thorne, Joshua K. Thorne, and Paul R. Thorne, Successor Trustees of the Diane G. Thorne Trust Dated July 23, 2012, of record in Instrument No. 20200824-0095714, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

Certificate of Authenticity

I, Jill Neely, 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 03/23/2022.

Date

Jill M Neely

Affiant Signature

03/25/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)