Karen Johnson Davidson County
Batch# 838289 DEEDWARR
04/12/2022 09:56:24 AM 2 pgs
Fees: $13.00 Taxes: $5,476.00
20220412-0042073

WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,480,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/08/2022.

M. Catherine Clearwaters
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4944

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Vidhush Yarlagadda and Sandhya Mudumbi	New Owner	104-05-0-087.00
407 Greenway Avenue		
Nashville, TN 37205		

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,

ELJack Custom Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vidhush Yarlagadda and Sandhya Mudumbi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hardison and Young's lots in West End Park, of record in Plat Book 421, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl O. Young and wife, Edna O. Young by deed from Miriam C. Reancy and Eldred C. Reancy, of record in Book 1541, Page 507, Register's Office for Davidson County, Tennessee. Carl O. Young has since died and Edna O. Young was the sole surviving tenant by the entirety.

Being the same property conveyed to Ralph E. Young and Sheila Y. Hendricks by Deed dated November 30, 2001 from Ralph E. Young, Executor of the Estate of Edna O. Young, recorded December 14, 2001, in Instrument Number 20011214-0138415, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty deed from Ralph E. Young, a married man and Shella Y. Hendricks, a married woman of record in Instrument No. 20201211-0145822 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 11, 2020.

Being the same property conveyed to Mark Spivey, a married man by Warranty deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20201215-0147742 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 15, 2020.

Being the same property conveyed to ELJack Custom Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Mark Spivey, married of record in Instrument No. 20210511-0063448 Register's Office for Davidson County, Tennessee, dated May 11, 2021 and recorded on May 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 407 Greenway Avenue Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on April 8, 2022.

ELJack Custom Homes, LLC, a Tennessee Limited Liability Company

By: _____
John Mark Spivey, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Mark Spivey, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of ELJack Custom Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 8, 2022.

_____
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4944

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027