Karen Johnson Davidson County
Batch# 842494 DEEDWARR
04/20/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,874.90
20220420-0045551

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $777,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2022.

Notary Public

My commission expires: 7/9/24

(Notary Stamp)

TORI COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrizio Murdocca and Jennifer Lee Murdocca	FirstBank Mortgage	**172-10-0B-116.00-CO**
6765 Christiansted Lane	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Anne W. Rajkumar and Srikanth Rajkumar, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrizio Murdocca and Jennifer Lee Murdocca, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat of Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, 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 Anne W. Rajkumar and Srikanth Rajkumar, wife and husband by Warranty deed from Randy Hunter, a married man of record in Instrument No. 20180521-0048309 Register's Office for Davidson County, Tennessee.

This is improved property known as **6765 Christiansted Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of April, 2022.

Anne W. Rajkumar, by Srikanth Rajkumar
Her Attorney-In-Fact

Anne W. Rajkumar, by Srikanth Rajkumar
Her Attorney-in-Fact

Srikanth

Srikanth Rajkumar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Srikanth Rajkumar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said, Anne W. Rajkumar, as her attorney in fact.

Witness my hand and official seal this 12th day of April, 2022.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee
Notary Public
Williamson County

SolomonParks File No. 22-000508-524

SP 11/2015

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 April 13, 2022.

Tori Cole

Affiant Signature

Date: 4/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 13, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

