This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 10th day of May, 2022.

Notary Public
My commission expires:

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

Karen Johnson Davidson County
Batch# 857633 DEEDWARR
05/18/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220518-0057417

WARRANTY DEED

Address of New Owner:
Riley J. Raff and Tracy J. Raff
7534 Station Drive
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
142-10-0E 033.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THARANGA WIJETHUNGA AND BERNADETTE SERAM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to is RILEY J. RAFF AND TRACY J. RAFF, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 33 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Tharanga Wijethunga and Bernadette Seram, husband and wife, as tenants by the entirety with the right of survivorship, by deed dated 03/05/2021, from Tharanga Wijethunga formerly known as Ukwattage Wijethunga and Bernadette Seram who acquired title as Bernadette Edirisooriya Mohotti also known as Sureshinie Bernadette Mohottige, husband and wife, of record in Instrument No. 20210408-0046672, Register's Office for said County.

Also being the same property conveyed to Ukwattage Wijethunga and Sureshinie Bernadette Edirisooriya Mohotti aka Sureshinie Bernandettte Mohottige by deed dated 08/30/2018, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180904-0087227, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7534 Station Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

B.S. T.W.

Witness my hand this the 9th day of May, 2022.

Tharanga Wijethunga

S.B. Seram
Bernadette Seram

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tharanga Wijethunga and Bernadette Seram, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **May 9, 2022**.

Date

Affiant Signature

05/11/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **May**, 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