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 Davidson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2022.

Notary Public
My commission expires: 01-08-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Karthik Ramadass		172-08-0B 084.00
512 Champions Ct	SAME OWNER	
Nashville, TN 37211		

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, LOGAN SIMMONS AND BRADLEY SIMMONS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KARTHIK RAMADASS AND NIRANJANA SHASHIKUMAR, 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 Lot No. 84 on the Plan of Final Plat Phase Two Bridle Downs (Formerly Forest Acres Section Three Phase One) of record in Plat Book 7900, Page 241, as corrected by Surveyor's Certificate of Correction of record in Book 9500, Page 922, 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 Logan Simmons and Bradley Simmons by Warranty Deed dated 02/13/2019, from Tracy Shirah, unmarried, of record in Instrument Number 20190219-0014713, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 512 Champions Ct, Nashville, TN 37211.

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.

Karen Johnson Davidson County
Batch# 864610 DEEDWARR
05/31/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220531-0062262

Witness my hand this the 20th day of May, 2022.

Logan Simmons

Bradley Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Logan C. Simmons and Bradley Simmons, 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 20th day of May, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 05/20/2022.

Date

Jill M Neely

Affiant Signature

05/25/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of May, 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)