THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540948

Karen Johnson Davidson County
Batch# 867064 DEEDWARR
06/03/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20220603-0064334

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2022.

Notary Public
My Commission Expires: 3-28

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sundaravarathan R. Iyengar, Rajani Srinivasan, & Rahul Iyengar 428A Wingrove Street Nashville TN 37203	New Owner	Tax Parcel ID No. 105 11 0M 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Nance Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sundaravarathan R. Iyengar and Rajani Srinivasan, husband and wife and Rahul Iyengar, a single man, as joint tenants with the right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2B, 428 Wingrove Avenue Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 428 Wingrove Avenue Townhomes of record in Instrument Number 20150820-0084022, 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 John R. Nance Jr., an unmarried man by Warranty Deed from Urban Dwell Homes LP, a Tennessee Limited Partnership, of record in Instrument No. 20160801-0079098, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on August 01, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mallory Plan, as recorded in Plat Minute Book "I", Page(s) 68.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rains Plan, as recorded in Plat Book "X", Page(s) 511.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot 7 of The Mallory Plan of Lots and Part of Lot 8 of The Rains Plan, as recorded in Plat Instrument No. 20150921-0095448.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150820-0084022.

Easement for Utility, recorded in Instrument No. 20160219-0016142.

This is improved property located at 428A Wingrove Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2022.

John R. Nance Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Nance Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Jamika Jones, 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 5/26/2022.

Date

Jamika Jones
Affiant Signature

05/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of May, 2022.

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

202206030064334