Karen Johnson Davidson County
Batch# 869813 DEEDWARR
06/13/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,843.53
20220613-0066718

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $498,250.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2022.

Notary Public
My Commission Expires 3/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2022-233

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hadeel Mohamed Abouhasira	New Owner	
1668 Stonewater Drive		097 02 0A 149.00
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Pratheep C. Palaniswamy and Sharmila D. Jaganathan, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hadeel Mohamed Abouhasira, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Pratheep C. Palaniswamy and Sharmila D. Jaganathan, husband and wife, as joint tenants, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded April 4, 2012, as Instrument No. 20120404-0028674 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1668 Stonewater Drive, Hermitage, TN 37076.**

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 and assigns, forever; and we do covenant with 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 is 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 our hands this 1st day of June, 2022.

Pratheep C. Palaniswamy

SHARMILA JAGANATHAN [ATTORNEY IN FACT]
Sharmila D. Jaganathan, by Pratheep C. Palaniswamy,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Pratheep C. Palaniswamy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this June 1, 2022 day of June, 2022.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public at Large
My Commission Expires: 03/07/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Pratheep C. Palaniswamy, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Sharmila D. Jaganathan and that he is authorized by Sharmila D. Jaganathan to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of June, 2022.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public at Large
My Commission Expires: 03/07/2026

This instrument is being recorded simultaneously with the power of attorney of record in Book 202206130066717, Register's Office for Williamson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/1/2022.

D. Shayne Adair

6/1/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of June, 2022.

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY