Karen Johnson Davidson County
Batch# 871847 DEEDWARR
06/15/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220615-0068435

WARRANTY DEED

File No. CTO-2022-112

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Swapna Navari and Srikanth Reddy Pendyala	Ameris Bank Mortgage	
2540 Oak Forest Drive	3500 Piedmont Rd NE # 105	149-02-0-097.00
Nashville, TN 37013	Atlanta, GA 30305	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

LAUREN BEAR, N/K/A LAUREN BEAR HAMILTON, MARRIED, JOINED BY HER HUSBAND, JACOB WARREN HAMILTON

has this day bargained and sold and does hereby transfer and convey unto,

SWAPNA NAVARI AND SRIKANTH REDDY PENDYALA, WIFE AND HUSBAND

their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 86, on the Plan of Oakwood Subdivision, Section One, Phase Two of record in Plat Book 7900, page 126, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Bear, unmarried n/k/a Lauren Bear Hamilton by virtue of marriage by Warranty Deed from Eric Sox and George Bryant of record in Instrument No. 20140410-0030270, in the Register's Office for Davidson County, Tennessee dated April 9, 2014 and recorded on April 10, 2014.

Said Jacob Warren Hamilton, spouse of Lauren Bear Hamilton hereby joins in this conveyance to convey all of his rights to the subject property including marital.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2540 Oak Forest Drive, Nashville, TN 37013

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 8 day of June, 2022.

Lauren Bear Hamilton

Jacob Warren Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Lauren Bear Hamilton and Jacob Warren Hamilton the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 8, 2022.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:

Wagon Wheel Title
204 S. 11th St.
Nashville, TN. 37206
615-650-5100

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/09/2022 ____ (date of document).

Affiant Signature

06/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025