THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 872457 DEEDWARR
06/16/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20220616-0068785

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Raghav Kunnawalkam Elayavalli and Amanda Victoria Weiss 3733 East Ridge Drive Nashville, TN 37211	Same As New Owner	148-06-0-026.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jordan Crittenden, a single man and Sydney Thomas,a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Raghav Kunnawalkam Elayavalli and wife, Amanda Victoria Weiss** , hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 146** on the Plan of Haywood Acres Section Four of record in Book 2900, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jordan Crittenden, a single man and Sydney Thomas, a single woman, as joint tenants with right of survivorship by Warranty Deed from Alan D. Taylor and Roxane Taylor, husband and wife of record in 20190326-0027069, dated March 25, 2019 and recorded on March 26, 2019, Register's Office for Davidson County, TN.

This property is commonly known as 3733 East Ridge Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 31 **day of May, 2022**:

Jordan Crittenden

Sydney Thomas

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 **Jordan Crittenden** and **Sydney Thomas,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of May, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$580,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31st DAY OF May, 2022:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5/31/22 (date of document).

Date: 6/10/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON