WARRANTY DEED

Karen Johnson Davidson County
Batch# 873726 DEEDWARR
06/17/2022 12:27:46 PM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20220617-0069692

W-BRE-22-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

W. DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 13, 2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/13/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Venkata ~~Kannan~~ Kannan Kachi Kidambi and Kavitha Srimath Tirumala Nallan Chakravarthi	**NEW OWNER**	
(NAME)	(NAME)	**114-15-0A-030.00-CO**
109 Cedar Place Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAUHIDA FAMAU AND AWADH BINHAZIM, WIFE AND HUSBAND AND SAIDA A. BINHAZIM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VENKATA ~~KANNAN~~ KANNAN KACHI KIDAMBI AND KAVITHA SRIMATH TIRUMALA NALLAN CHAKRAVARTHI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 30 of Cedar Place Community, a Planned Unit Development (With Private Elements), a established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Cedar Place Community, a Planned Unit Development (With Private Elements) of record in Instrument Number 20140918-0085685, as amended in 20141008-0093372, amendment as corrected in 20141112-0104513, as amended in 20150319-0023886, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tauhida Famau and Awadh Binhazim, wife and husband and Saida A. Binhazim, unmarried as tenants in common with right of survivorship by Quitclaim Deed from Tauhida Famau and Awadh Binhazim, wife and husband of record in Instrument No. 20190805-0077647 Register's Office for Davidson County, Tennessee, dated August 05. 2019 and recorded on August 05, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Covenants, Conditions and Restrictions for Cedar Place Community, a Planned Unit Development (With Private Elements) of record in Instrument Number 20140918-0085685, as amended in 20141008-0093372, amendment as corrected in 20141112-0104513, Instrument No. 20141107-0103189, as amended in 20150319-0023886, Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, Page 772, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Public Utilities Easements of record in Book 8626, Page 823, Instrument Number 20040304-0024491 and Instrument Number 20051214-0150259, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131029-0112332, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps

and Appurtenances of record in Instrument Number 20131029-0112366, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20141119-0106676, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Cedar Place Bend, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF JUNE, 2022.

Tauhida Famau

Awadh Binhazim

Saida A. Binhazim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Saida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAUHIDA FAMAU AND AWADH BINHAZIM AND ~~SAUDA~~ A. BINHAZIM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212