RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8801-2022

Karen Johnson Davidson County
Batch# 874710 DEEDWARR
06/21/2022 10:17:45 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220621-0070181

WARRANTY DEED

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R&R to

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

SR
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022.

NOTARY PUBLIC

My commission expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Aum Sai Ram, LLC 1613 Knox Drive Brentwood, TN 37027	Same address as new owner	075-12-0F-050-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 Dollars ($305,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SHANNA MCCREIGHT, FORMERLY KNOWN AS SHANNA K. COREY, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AUM SAI RAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 50 aka Unit No. 311, Tulip Cove Townhomes, as shown on Exhibit B to that Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowner's Association, Inc. of record in Instrument No. 20050525-0059119, as amended .in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Shanna K. Corey, a single woman from Christopher L. Blair, a single man, by Warranty Deed dated 02/21/2017 and recorded 02/24/2017 in Instrument No. 20170224-0018452, Register's Office of said County.

This conveyance is made subject to all matters as shown on Exhibit B to that Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowner's Association, Inc. of record in Instrument No. 20050525-0059119, as amended .in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 735 Tulip Grove Road, #311, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 17th day of June, 2022

GRANTOR

Shanna McCreight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Shanna McCreight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of June, 2022.

Notary Public

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025