Karen Johnson Davidson County
Batch# 876094 DEEDWARR
06/23/2022 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220623-0071573

Name and Address of New Owner:
David W. Eaton and Elizabeth B. Eaton
8231 Lenox Creekside Drive
Nashville, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 02 0A 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sairam Rachakonda, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David W. Eaton and Elizabeth B. Eaton, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-7 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, as Supplemented in Instrument No. 20070801-0091466 and further amended in Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibits E1, E2, and E3 of Master Deed.

Being the same property conveyed to Sairam Rachakonda, Unmarried Man, by Warranty Deed from Eva B. Giverc, of record in Instrument No. 20181024-0105519, in the Register's Office of Davidson County, Tennessee, dated October 22, 2018 and recorded on October 24, 2018.

Lakshmi Prashanthi Gupta Veccha joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

This improved property known as 8231 Lenox Creekside Drive, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2022.

R. Sairam _____(SEAL)
Sairam Rachakonda

_____(SEAL)
Lakshmi Prashanthi Gupta Veccha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2022, before me personally appeared Sairam Rachakonda and Lakshmi Prashanthi Gupta Veccha, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

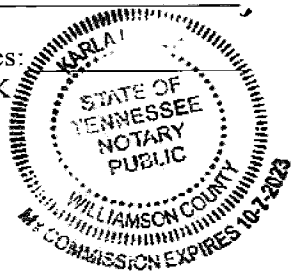
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

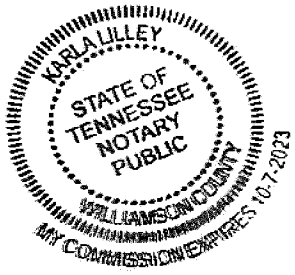
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of June, 2022.

Notary Public
My commission expires:
File No. 2022-4822-SK





Tennessee Certification of Electronic Document

I, Korla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.16.2022 (date of document).

Affiant Signature

6.16.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 16TH day of JUNE, 2022

DAVID R. A. POETKER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25