1 of 2

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rizgar Kamake James Iodice	New Owner	04305017300
(NAME)	(NAME)	
3843 Sam Bonex Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 888083 **DEEDWARR**
07/13/2022 09:50:40 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220713-0080413

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Naveen Srinivas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rizgar Kamake and James Iodice,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being part of Lot No. 1, Block "B", on the Map of OverLook Estates, of record din Book 843, Page 105, described as follows:

Beginning at a point in the easterly right-of-way of the Gallatin Road, as widended, by instrument of record in Book 2538, Page 203, in the line between Lots Nos. 1 and 2 on said plan; thence with the margin of said right-of-way, northerly 50 feet to a point at the beginning of a curve; thence around said curve, northeasterly 8.5 feet to a point in the southerly margin of Garner Street; thence with the margin of the same, easterly 133 feet to a point, the common corner of Lots 1 and 55 on said Plan; thence with the line between said lots, southerly 58.3 feet to the northeast corner of Lot No. 2 on said plan; thence with the line between Lots Nos. 1 and 2, westerly 139 feet to the beginning.

Being the same property conveyed to Naveen Srinivas, by deed of record in Book 9814, Page 120, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 636A N Gallatin Pike, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 7th day of July, 2022.

Naveen Srinivas

State of Tennessee
County of Davidson

Personally appeared before me Naveen Srinivas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2022.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16442