Karen Johnson Davidson County
Batch# 893799 DEEDWARR
07/26/2022 10:26:07 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20220726-0085154

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641690

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or

for this transfer is: $599,900.00.

SB Sivasubraman Va Avula
Affiant

Subscribed and sworn to before me this 27th day of July, 2022.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC KATE ROSENTHAL DAVIDSON COUNTY My Commission Expires 05-09-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sivasubraman Va Avula 2930 Primrose Circle Nashville TN 37212	New Owner	Tax Parcel ID No. 117-08-0-004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Rudolph Trudel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sivasubraman Va Avula, a married man**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 10, Block "B", as shown on the map entitled Belmont Terrace Annex No. 4, of record in Plat Book 974, page 97 (erroneously shown as Plat Book 874 in previous deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 10 fronts 59.7 feet on the southwesterly margin of Primrose Circle and extends back 116.4 feet on the southeasterly line and 108.1 feet on the northwesterly line to the northeasterly margin of I-440, a controlled access highway, measuring 71.1 feet thereon.

Being the same property conveyed to JAMES RUDOLPH TRUDEL and wife, BARBARA H. HACKETT, by deed from AZORA RUTH HEMMINGER, of record in Book 6647, page 37 , dated August 29, 1985 , said Register's Office.

Being further conveyed by BARBARA H. HACKETT to JAMES R. TRUDEL by Marriage Dissolution Agreement of record in Book 7396, page 104, said Register's Office.

JAMES RUDOLPH TRUDEL conveyed his interest to JAMES RUDOLPH TRUDEL and wife, BONNIE A. EPPERLY-TRUDEL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record in Instrument No. 20010904-0094976, dated August 7, 200, said Register's Office.

Bonnie A. Epperly-Trudel having since died on March 12, 2018. Her interest is said property having transferred to James Rudolph Trudel upon her death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-08-0-004.00.

Restrictive Covenants contained in instrument of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office.
Matters shown on the Plan of record in Plat Book 974 , page 97, said Register's Office.

This is improved property located at 2930 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~27th~~ 15th day of July, 2022.

James Rudolph Trudel

James Rudolph Trudel

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Rudolph Trudel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~27th~~ 15th day of July, 2022.

Notary Public

My Commission Expires: 6/2/2025

SUSAN HETTICH
Notary Public - State of Florida
Commission # HH 107749
My Comm. Expires Jun 2, 2025