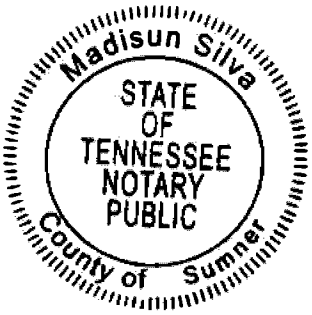
Karen Johnson Davidson County
Batch# 895711 DEEDWARR
07/28/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20220728-0086257

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00.

Laura Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2022.

Madisun Silva
Notary Public

MY COMMISSION EXPIRES: 06/16/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-061201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ananth Narayanan Ramaseshan	J.P Morgan Chase Bank, N.A. Chase Records Center, Attn: Collateral Trailing Documents, RE: MC 8000	
(NAME) 3108 Elm Hill Pike #A	(NAME) 700 Kansas Lane	108-07-0D-002-00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Monroe, LA, 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($446,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES RYAN PANCHISIN, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANANTH NARAYANAN RAMASESHAN, _____, 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:

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

Being Unit 1B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 3108 Elm Hill Pike, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190613-0057005, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being part of the same property conveyed to 3108 Elm Hill LLC, a Tennessee limited liability company by Warranty Deed from Paradise on Pine, LLC, a Tennessee limited liability company, dated 04/10/2019 and recorded 04/15/2019, of record in Instrument 20190415-0034159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Ryan Panchisin, single man by Warranty Deed from 3108 Elm Hill LLC, a Tennessee limited liability company, dated 02/11/2021 and recorded 02/12/2021, of record in Instrument 20210212-0020302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3108 Elm Hill Pike #A, Nashville, TN 37214
(House No.) (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 hand(s) this the 27th day of July, 2022

James Ryan Panchisin

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James Ryan Panchisin, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2022.

Notary Public

My Commission Expires: 1/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the 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 according to law on **July 27, 2022**.

Date

Affiant Signature

07/28/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026