WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2022.

Notary Public

COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 905963 DEEDWARR
08/22/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220822-0094332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke Christina Burnett Jonathan Joseph Temenak	New Owner	081-03-1C-001-00CO
(NAME)	(NAME)	
2209 A 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Saumya Ramanathan and Hemant Badgandi, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOKE CHRISTINA BURNETT AND JONATHAN JOSEPH TEMENAK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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:

LAND in Davidson County, Tennessee, being Unit A of the 2209 11th Avenue North Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 2209 11th Avenue North Townhomes, of record in Instrument No. 20170503-0043783, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 2209 11th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20170503-0043783, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being to same property conveyed to Saumya Ramanathan and Hemant Badgandi, Joint Tenants, their Heirs and Assigns in Warranty Deed from MG Gran, LLC dated 02/15/2018 and recorded 02/16/2018 in Instrument Number 20180216-0015418 in the Register's Office for Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Saumya Ramanathan and Hemant Badgandi, joint tenants, pursuant to the Power of Attorney recorded in Instrument No. 202208220094331 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2209 A 11th Avenue North (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37208 (Postal Zip)

File No.: 5972-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 19th day of August, 2022.

Hemant Badgandi by _____, Attorney-In-fact
Hemant Badgandi
by Coleman R. Dixon, Attorney-In-Fact

Saumya Ramanathan by _____, Attorney-In-fact
Saumya Ramanathan
by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Hemant Badgandi, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2022.

_____
Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Saumya Ramanathan, being authorized to act on behalf of said person, he executed the foregoing instrument as his/her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2022.

_____
Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/19/22 (date of document).

Affiant Signature

8/19/22
Date

State of Tennessee

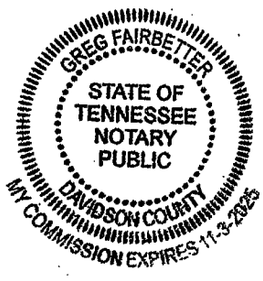
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212