Karen Johnson Davidson County
Batch# 918383 DEEDWARR
09/19/2022 12:34:52 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20220919-0104142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Sept, 2022

Notary Public

MY COMMISSION EXPIRES: 2-8-25

(AFFIX SEAL)

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

MST 2022-1298

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mukesh Kosanam and Aditya Naidu	Same	
(NAME)	(NAME)	
224 Dockside Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Thomas Laws Abernathy and Hannah Gaxiola, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mukesh Kosanam and Aditya Naidu,** _____, 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 Lot No. 42 on the Plan of Lakeside Woods Estates, Section Three of record in Plat Book 7900, Page (s) 218 through 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric C. White, unmarried by Warranty deed from Mary D. Holmes, an unmarried woman of record in Instrument No. 20130211-0013612 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 11, 2013.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty deed from Eric C. White, an unmarried man of record in Instrument No. 20210115-0007145 Register's Office for Davidson County, Tennessee, dated January 12, 2021 and recorded on January 15, 2021.

Being the same property conveyed to Thomas Laws Abernathy and Hannah Gaxiola, husband and wife by Warranty deed from Opendoor Property Trust I, a Delaware Statutory Trust of record in Instrument No. 20210505-0060383 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on May 05, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 218 through

220, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8228, Page 335, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6564, Page 740, Book 7347, page 82 and Book 8228, page 335, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 224 Dockside Court, Hermitage, TN 37076
(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 hand(s) this 12th DAY OF SEPTEMBER, 2022.

Thomas Laws Abernathy

Hannah Gaxiola

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Thomas Laws Abernathy and Hannah Gaxiola, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of September, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)