THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842106** Karen Johnson Davidson County Batch# 923299 DEEDWARR 09/29/2022 11:34:30 AM 3 pgs Fees: $18.00 Taxes: $7,770.00 20220929-0107634	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kuriyan Chandra Revocable Trust dated February 4, 2022 1908 Edenbridge Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 16 0 034.00

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, **Thomas F. Hadley and Stacia Hadley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Kuriyan, Trustee and Devaki Kuriyan, Trustee of Kuriyan Chandra Revocable Trust dated February 4, 2022**, ("Grantees"), its 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 Lot No. 99 on the Plan of Hound's Run, as of record in Plat Book 6900, Pages 167 thru 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas F. Hadley and Stacia Hadley, husband and wife, by Warranty Deed from Susan W. Sowards and husband, Bryan K. Sowards, of record in Instrument No. 20170619-0061154, in the Register's Office of Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hound's Run, as recorded in Plat Book 6900, Page(s) 167 thru 171.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995, as corrected by Affidavit of record in Book 7238, Page 736, amended in Book 11719, Page 845 and amendment to By-Laws in Instrument No. 20060206-0014746.

Easement for Transmission Line, recorded in Book 2248, Page 618 and Book 2249, Page 86. Easement recorded in Book 3675, Page 362.

Deed of Conveyance for Water and Sewerage Services recorded in Book 7430, Page 183, Book 7474, Page 695, Book 8119, Page 535 and Book 8119, Page 538.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for the flow of the waters of Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Otter Creek.

This is improved property located at 1908 Edenbridge Way Nashville TN 37215

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 28th day of September, 2022.

Thomas F. Hadley

Stacia Hadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas F. Hadley and Stacia Hadley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 28, 2022.

J. Carlton Drumwright

September 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 28, 2022.

Notary

My Commission Expires: 12/18/22

