Karen Johnson Davidson County
Batch# 945959 DEEDWARR
11/30/2022 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20221130-0125428

WARRANTY DEED

KATHRYN WINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 03-12-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Prasanna Srinivasan and Meenakshi Viswanathan	Prasanna Srinivasan and Meenakshi Viswanathan	087 00 0 160.00
(NAME) 1708 Eagle Trace Dr	(NAME) 1708 Eagle trace Dr	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) MT. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tammy Lynn Compton, Executrix of the Estate of Charles Eyclesheimer** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Prasanna Srinivasan and Meenakshi Viswanathan, husband and wife,** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) all other matters of public record.

This is improved property located at 823 Old Lebanon Dirt Road, Nashville, TN 37076.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 23rd day of November, 2022.

GRANTOR:

TheEstate of Charles Eyclesheimer

By: _____
Tammy Lynn Compton, Executrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Tammy Lynn Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Charles Eyclesheimer, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purposes contained therein in her capacity as Executrix of the Estate.

WITNESS my hand, at office, this 23 day of November, 2022.



_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

Legal Description of the Property

Certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Tract One:

Beginning at the common corner of the Simmons Property and the Ladnier Property. The Ladnier property being of record in Book 6084, Page 178, Register's Office Davidson County, Tennessee.

Thence with the Northerly margin of Old Lebanon Dirt Road with a curve to the left, having a radius of 2017.82 feet and a Length of 150.00 to an iron pin;

Thence North 33 deg 23 min 06 sec West 291.81 feet to a point;

Thence North 66 deg 02 min 29 sec East 233.00 feet to an iron pin;

Thence South 06 deg 51 min 31 sec East 125.00 feet to an iron pin;

Thence South 22 deg 08 min 43 sec East 128.00 feet to the point of beginning.

Tract Two:

Beginning at the common corner of the Simmons Property and the Ladnier Property. The Ladnier property being of record in Book 6084, Page 178, Register's Office Davidson County, Tennessee.

Thence with the Northerly margin of Old Lebanon Dirt Road with a curve to the left, having a radius of 2017.82 feet and a length of 150.00 to an iron pin, the point of beginning of this tract;

Thence with the Northerly margin of Old Lebanon Dirt Road with a curve to the left, having a radius of 2017.82 feet and a length of 295.98 feet to an iron pin;

Thence, leaving said right of way, and with the common boundary of Lot 1 as shown on Final Plat G & D Subdivision of record as Instrument No. 20080411-0037078, Register's Office Davidson County, Tennessee, the following calls:

- North 11 deg 41 min 23 sec West 302.56 feet to an iron pin;
- North 07 deg 02 min 32 sec West 128.01 feet to an iron pin;
- North 10 deg 03 min 40 sec West 445.23 feet to an iron pin;
- North 84 deg 07 min 34 sec West 115.12 feet to an iron pin, to the boundary of Lot 3, Terrel Subdivision, of record in Book 6900, Page 229, Register's Office Davidson County, Tennessee;

Thence, leaving said the boundary of Lot 1 Final Plat G & D Subdivision, and with the common boundary of Lot 3, Terrel Subdivision, North 07 deg 10 min 29 sec East 537.01 feet to an iron pin, the northwest corner of the herein described property;

Thence, South 76 deg 16 min 56 sec East 337.26 feet to an iron pin;

Thence, South 14 deg 07 min 52 sec West 318.77 feet to an iron pin;

Thence, South 63 deg 00 min 56 sec East 175.54 feet to an iron pin;

Thence, South 06 deg 51 min 31 sec East 397.35 feet to an iron pin;

Thence, South 66 deg 02 min 29 sec West 233.00 feet to a point;

Thence, South 33 deg 23 min 06 sec East 291.81 feet to the point of beginning.

Being the same property conveyed to Charles G. Eyclesheimer and Lena M. Eyclesheimer, husband and wife, by Warranty Deed from James D. Simmons Jr. and wife, Judith W. Simmons, of record in Instrument No. 20110201-0008825, in the Register's Office of Davidson County, Tennessee, dated January 14, 2011 and recorded on February 01, 2011. The said Lena M. Eyclesheimer having died since March 14, 2018, leaving her husband as the surviving tenant. Charles G. Eyclesheimer died testate on February 22, 2022. See Probate Case No. 22P349, filed in the Probate Court for Davidson County, Tennessee at Nashville on February 24, 2022.

TRUE COPY CERTIFICATION

I, Kathryn Winn , 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 November 23, 2022.

Signature
Date: November 23, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of November, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD