WARRANTY DEED

Karen Johnson Davidson County
Batch# 954366 DEEDWARR
12/22/2022 09:30:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20221222-0131993

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

Allie Ellis
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7.9.24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2800LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Roopa Sathyanarayana ~~and Giridhar Belur~~	New Owner	
116 Five Oaks Drive		
Nashville, TN 37217		107 05 0A 116.00

FOR AND IN 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, **ABDELLA A. HABIB AND BOLANILE AJANAKU HABIB, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROOPA SATHYANARAYANA , A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY** 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 Unit No. 116 in Five Oaks, formerly The Meadow, A Planned Development, as shown on the Plat of record in Book 5200, Page 355, as corrected in Book 5784, Page 521, Registers Office for Davidson County Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Abdella A. Habib, unmarried, by Special Warranty Deed from Kyle J. Kellinghaus, of record in Instrument No. 20070803-0092504, in the Register's Office of Davidson County, Tennessee, dated July 16, 2007, and recorded on August 03, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. 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 Five Oaks, Formerly The Meadow, A Planned Unit Development, as recorded in Plat Book 5200, Page(s) 355 as amended in Book 5784, Page 521. Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563 as amended in Book 5784, Page 563 and Supplemented in Book 5957, Page 930. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5563, Page 731. Easement for Water Mains and Appurtenances, recorded in Book 5766, Page 716 and in Instrument No. 20020605-0068054. Easement recorded in Book 5823, Page 551 and in Instrument No. 20130118-0006279. Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 569. Rules and Regulations recorded in Instrument No(s). 20150625-0061297, 20150625-0061298 and 20170824-0087107

This is improved property known as 116 Five Oaks Drive, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 10th day of November, 2022.

Abdella A. Habib

Bolanile Ajanaku Habib

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ABDELLA A. HABIB AND BOLANILE AJANAKU HABIB, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 10th day of November, 2022.

Notary Public

My Commission Expires: 2-19-2021

