# Warranty Deed

Karen Johnson Davidson County
Batch# 956152 DEEDWARR
12/29/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20221229-0133643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2022.

Notary Public

My commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Caryn Kickert<br>Jeffrey Kickert | New Owner | 073-01-0-159.00 |
| 2001 Avalon Dr. | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANAND DORAISWAMY, TRUSTEE OF ANAND DORAISWAMY SP TRUST DATED MARCH 1, 2017, AMENDED AND REINSTATED ON JULY 21, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARYN KICKERT AND JEFFREY KICKERT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jessica Locke and Thomas W. Locke, husband and wife, by Warranty deed from Marjorie D. Boyd, unmarried of record in Instrument No. 20141002-0091233 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 02, 2014.

Being the same property conveyed to Anand Doraiswamy, Trustee of Anand Doraiswamy SP Trust dated March 1, 2017 by Warranty deed from Jessica Locke and Thomas W. Locke, wife and husband of record in Instrument No. 20210527-0072158 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2001 Avalon Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2022.

**Anand Doraiswamy SP Trust dated March 1, 2017, amended and reinstated on July 21, 2022**

By: _____
**Anand Doraiswamy, Trustee**

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anand Doraiswamy, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Anand Doraiswamy SP Trust dated March 1, 2017, amended and reinstated on July 21, 2022, a California Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2022.

_____
Notary Public

My Commission Expires: 10/24/23

KATHERINE DA EIRA
Notary Public - California
Santa Clara County
Commission # 2307982
My Comm. Expires Oct 24, 2023

# Certificate of Authenticity

I, Joshua A. Terry, 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 12/28/2022.

Affiant Signature

12/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON