Karen Johnson Davidson County
Batch# 961106 DEEDWARR
01/13/2023 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230113-0003031

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$475,000.00~~. 440,000.00 SP

Affiant

Subscribed and sworn to before me this 19th day of December, 2022.

Notary Public
My Commission Expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No.: 2022-529

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Miley Truong | New owner | |
| 7732 Dan Kestner Dr. | | 128-10-0-239 |
| Nashville TN 37221 | | |

## WARRANTY DEED

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

Anil K. Pandya and Padmini Komalavilas, Trustees of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Miley Truong, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of First Revision, Meade Vue Subdivision, of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anil K. Pandya and Padmini Komalavilas, Trustees of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020 by Deed dated January 29, 2021 from Padmini Komalavilas and husband, Anil K. Pandya, recorded March 2, 2021, in Instrument Number 20210302-0025999, in the Official Records of Davidson County, Tennessee.

**This conveyance is subject to any and all restrictions and easements of record.**

This is __xx__ improved _____unimproved property and the address of the herein described property is believed to be 7732 Dan Kestner Drive, Nashville, TN 37221, 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 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 hands this 14 day of December, 2022.

Seller-- The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020

BY: _____
Anil K. Pandya, Trustee

BY: _____
Padmini Komalavilas, Trustee

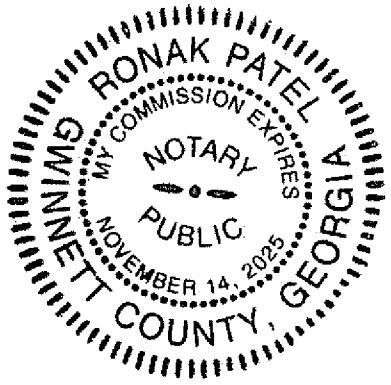
STATE OF GEORGIA
COUNTY OF GWINNETT

On this 14 day of December, 2022, before me personally appeared Anil K. Pandya and Padmini Komalavilas, Trustees of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument as Trustees of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed on behalf of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020, as its Trustees.

Witness my hand, at office, this 14 day of December, 2022.

_____
Notary Signature

My commission expires: 11/14/2025



**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 12/14/22 (date of document).

Regina Sullo
Affiant Signature

1/13/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of January, 2023.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 12/14/23 (date of document).

Regina Sullo
Affiant Signature

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26