Karen Johnson Davidson County
Batch# 977965 DEEDWARR
03/07/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230307-0016341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024
(AFFIX SEAL)

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Saravanan Azhagusundaram 9513 Elgin Way Brentwood, TN 37027	Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104	186 03 0A 072.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Angela Malik, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Saravanan Azhagusundaram**,a married person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Final Plat of Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company and Burkitt Commons, LLC, a Tennessee limited liability company, dated 04/26/2016, of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Malik, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 03/05/2021, of record in Instrument No. 20210308-0029877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 155 Burkitt Commons Avenue, Nolensville, TN 37135

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 hand(s) this the ~~7th~~ 6th day of March, 2023.

Angela Malik

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

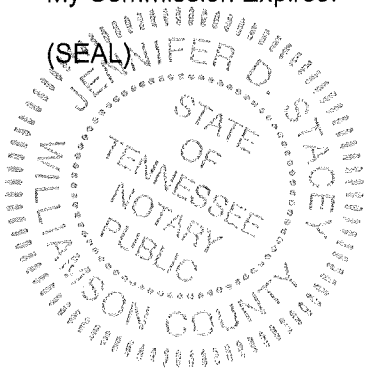
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Malik with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~7th~~ 6th of March, 2023.

Notary Public

My Commission Expires: 10/11/25

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 March 7, 2023.

Affiant
Date: March 7, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY