(7)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 988066 DEEDWARR
04/04/2023 10 21 21 AM 2 pgs
Fees $13 00 Taxes $4,995 00

20230404-0024365

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Skye Mejia and Rachael Mejia	Same as new owner	Parcel ID 116 08 4A 001 00
(NAME) 4004A Woodmont Blvd	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Santosh Venkatraman and Shanti Venkatraman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Skye Mejia and Rachael Mejia,** Husband and wife, 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 A, on the plan of 4004 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20150901-0088934, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Santosh Venkatraman and Shanti Venkatraman, husband and wife from Landmark Homes of Tennessee, Inc by Warranty Deed dated April 27, 2017 and recorded on May 4, 2017 in Instrument No 20170504-0044463, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 4004A Woodmont Blvd , Nashville, TN 37205

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 our hands this 3rd day of April, 2023

Santosh Venkatraman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Santosh Venkatraman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of April, 2023

Notary Public

My Commission Expires

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT 2, 2023

SHANTI VENKATRAMAN

Shanti Venkatraman, by Santosh Venkatram
as Attorney-in-Fact

Attorney In Fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Santosh Venkatraman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shanti Venkatrman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of himself, for the purposes therein contained by virtue of the Durable Limited Power of Attorney executed by the same Shanti Venkatraman and of record in Instrument No 20230404-0024304, in the Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 3rd day of April, 2023

Notary Public

My Commission Expires

(SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023