WARRANTY DEED

Karen Johnson Davidson County
Batch# 989213 DEEDWARR
04/06/2023 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230406-0025221

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 300,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
4th day of April, 2023

Notary Public

MY COMMISSION EXPIRES:
10/2/2023
(Affix Seal)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayashree Krishnamurthy	**Jayashree Krishnamurthy**	
779 West Homestead Road	**779 West Homestead Road**	**16 - 132.00**
Sunnyvale, CA 94087	**Sunnyvale, CA 94087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Propeties It LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jayashree Krishnamurthy, an Married Woman,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 344 Kingview Dr, Nashville, Nashville, TN 37218. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No 135 on the plan of Haynes Park, Section 4-A, of record in Book 4860, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Properties It LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holding, LLC dated 06/28/2022 and filed for record on 07/07/2022 of record in Instrument No. 20220707-0078307 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **344 Kingview Dr, Nashville, TN 37218**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 4th day of April, 2023.

Jose I Tamayo, Member
Jose I Tamayo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose I Tamayo with whom I am personally acquainted and who upon their oath(s) acknowledge themselves to be Members of Properties It, LLC the bargainor(s), and that they as such Members being authorized so to be, executed the foregoing instrument for the purpose therein contained by signing the name of the LLC, by Jose I Tamayo as such members.

Witness my hand and official seal this 4th day of April, 2023.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/4/2023.

D. Shayne Adair

4/6/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026