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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343905** Karen Johnson Davidson County Batch# 996429 **DEEDWARR** 04/26/2023 01 33 05 PM 2 pgs Fees $13 00 Taxes $6,845 00 20230426-0030727	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2023. Notary Public My Commission Expires: 7/6/24 LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mohit Agrawal and Samyukta Mullangi 907 Clayton Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 118-05-0-182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Miles Warfield, Jr. and Susannah S. Warfield, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mohit Agrawal and Samyukta Mullangi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, the Northerly portion of Lot(s) 55, as shown on the map entitled Battlefield Estates, Section One, of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 100 feet on the Southerly margin of East Clayton Avenue and runs back between lines measuring 227.2 feet on the Easterly line and 225.9 feet on the Westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to WALTER MILES WARFIELD, JR., AN UNMARRIED MAN, AS TO AN UNDIVIDED 33 5% INTEREST, AND SUSANNAH SHEPLEY SMITH, AN UNMARRIED WOMAN, AS TO UNDIVIDED 66.5% INTEREST, AS TENANTS IN COMMON, by deed from CHARLES GERBER JR. and wife, HALEY GERBER, of record in Instrument No. 20150422-0035817 , dated April 20, 2015 , said Register's Office.

Being further conveyed to WALTER MILES WARFIELD JR. and SUSANNAH S. WARFIELD, HUSBAND AND WIFE, by quitclaim deed from WALTER MILES WARFIELD, JR., AN UNMARRIED MAN, AS TO AN UNDIVIDED 33 5% INTEREST, AND SUSANNAH SHEPLEY SMITH, AN UNMARRIED WOMAN, AS TO UNDIVIDED 66.5% INTEREST, AS TENANTS IN COMMON, of record in Instrument No. 20171003-0100911, dated August 18, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-05-0-182.00

Matters shown on the Plan of record in Plat Book 843, page 96, said Register's Office

This is improved property located at 907 Clayton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2023

Walter Miles Warfield, Jr. Susannah S Warfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Miles Warfield, Jr. and Susannah S Warfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2023

Notary Public

My Commission Expires

