Karen Johnson Davidson County
Batch# 999504 DEEDWARR
05/04/2023 10 13 25 AM 2 pgs
Fees $13 00 Taxes $2,516 00
20230504-0033104

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1514

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2023

Notary Public

Commission Expires 1-8-2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sai Chennupati, Shravika Lam, and Shiva Kumar Lam 5702 Maxon Avenue Nashville, TN 37209	New Owner	091 10 0O 002.00

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, I/WE,

Salisa Engle and Kenneth Engle, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sai Chennupati and Shravika Lam, a married couple, and Shiva Kumar Lam, a married person

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 B, 5700 Maxon Avenue Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for The 5700 Maxon Avenue Townhomes of record in Instrument Number 20170428-0041811, as corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054091, 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 the same property conveyed by Warranty Deed from James Mylcraine Custom Building, LLC, a Tennessee Limited Liability Company to Salisa Suwanprathip, an unmarried woman,

recorded February 1, 2019, as Instrument No 20190201-0009874 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $399,000.00.

FOR INFORMATIONAL PURPOSES ONLY:
Commonly Known As: 5702 Maxon Avenue, Nashville, TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5702 Maxon Avenue, Nashville, TN 37209

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 so 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.

Dated this the 3rd day of May, 2023.

Salisa Engle

Kenneth Engle

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
JB

On this 3rd day of May, 2023, before me personally appeared Salisa Engle and Kenneth Engle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2023.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY