WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of June, 2023.

Notary Public

COMMISSION EXPIRES: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Affix Seal

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1015495 **DEEDWARR**
06/15/2023 10:34:11 AM 2 pgs
Fees: $13.00 Taxes: $4,292.00

20230615-0045680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raghav Venkataraman	Guaranteed Rate	083-05-0-422
(NAME) 1400 Calvin Ave.	(NAME) 1806 W. Cuyler Ave. Suite 1W	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Chicago, IL 60613	
(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, **I, William P. Steele, III, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raghav Venkataraman, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 1, Block B, on the plan of a subdivision of the Hollins Home Place, of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description of the property.

Bing the same property conveyed to William Patton Steele, III, an Unmarried man, as by Warranty Deed from John David Hall, Unmarried, as , dated 01/04/2019 and recorded 01/07/2019 in Instrument Number 20190107-0001302 in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1400 Calvin Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

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, successors 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, successors 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 14th day of June, 2023.

William P. Steele, III

State of Tennessee

County of Shelby

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared William P. Steele, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2023.

WHITNEY JO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES JUNE 16, 2024

Commission Expires: June 16, 2024