WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24 (AFFIX SEAL)

MJ-KW-23-244

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Keri Anne Roark and Austin L. Mercuri	**NEW OWNER**	
(NAME)	(NAME)	**128-14-0-207 00**
244 Cross Timbers Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISHNA KANUMURY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KERI ANNE ROARK, AN UNMARRIED WOMAN, AND AUSTIN L. MERCURI, AN UNMARRIED MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 154 on the Plan of Harpeth Park, Section Four, of record in Book 4300, page 52, Register's Office for Davidson County, Tennessee

Said Lot No 154 fronts 90 00 feet on the northeasterly margin of Cross Timbers Drive and extends back 180 0 feet on the northwesterly line and 146 59 feet on the southeasterly line to a dead line in the rear, measuring 96 19 feet thereon

Being the same property conveyed to Krishna M Kanumury and wife, Satyasri D Kanumury by Warranty Deed from Rhea Baskette and wife, Sharon M Baskette of record in Book 5566, page 975, Register's Office for Davidson County, Tennessee, dated February 14, 1980 and recorded on February 15, 1980

The said Satyasri D Kanumury having died on or about July 22, 2001, vesting Krishna M Kanumury as surviving tenant

Being the same property conveyed to Krishna Kanumury, LLC, an Illinois limited liability company by Quitclaim Deed from Krishna M Kanumury, a widower of record in Instrument No 20170818-0085335 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 18, 2017

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 52, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4411, Page 666 and Amended Book 4488, Page 454, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **244 Cross Timbers Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1020597 **DEEDWARR**
06/29/2023 09 42 15 AM 3 pgs
Fees $18 00 Taxes $1,313 50

20230629-0049612

Witness my/our hand(s) this the 27 DAY OF JUNE, 2023

Krishna Kanumury, LLC, an Illinois limited liability company

BY Ratna Kanumury
Ratna Kanumury
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, RATNA KANUMURY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of KRISHNA KANUMURY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of June, 2023

William Grones
Notary Public
My Commission Expires _____
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York

Commission #. 01GR6443451
Commission Expires 11/07/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Melissa Jansen, 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 6/27/23 (date of document).

Melissa Jansen

Affiant Signature

Date 6/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2023.

Lindsay B. Fattal

Notary's Signature

MY COMMISSION EXPIRES _____

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY