WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029048 DEEDWARR
07/21/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20230721-0056162

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 525 Royal Parkway, Unit 291332, Nashville, TN 37229

File No.: 23-6-0290-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Karunakaran Rajasekharan and Abi Murthy	New Owner	081 06 0G 002.00
(NAME)	(NAME)	
1713B Cass St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Seventy Thousand And No/100 Dollars ($570,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, RICHARD HARRIS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRTI KARUNAKARAN, UNMARRIED, AND KARUNAKARAN RAJASEKHARAN AND ABI MURTHY, A MARRIED COUPLE, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1713 Cass Street Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1713 Cass Street Homes, a Horizontal

Property Regime, of record in Instrument No. 20210914-0122662, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Richard Harris, by Quitclaim Deed from Ke Qin, unmarried, of record in Instrument No. 20210903-0119034, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on September 03, 2021.

Being a part of the same property conveyed to Ke Qin, Unmarried, by Warranty Deed from Thomas Brooks, Single, of record in Instrument No. 20210513-0064765, in the Register's Office of Davidson County, Tennessee, dated May 12, 2021 and recorded on May 13, 2021.

unimproved ☐
This is improved ☒ property, known as 1713B Cass St, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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 17th day of July, 2023.

Richard Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023 before me, the undersigned, personally appeared Richard Harris, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 7/17/2023.

Affiant Signature – Joshua A. Terry

7/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/20/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON