Karen Johnson Davidson County
Batch# 1037564 DEEDWARR
08/11/2023 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20230811-0062514

	State of Tennessee County of Sumner The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of AUGUST, 2023. Notary Public My commission expires: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MYTHILI CHUNDURU AND CHRISTOPHER RICHARD GREEN	New Owner	083-07-0U-001.00 CO
719A Skyview Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

JASON MATTHEW TUTEN AND GEORGIA KATHERINE BONDS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MYTHILI CHUNDURU AND CHRISTOPHER RICHARD GREEN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Master Deed & Declaration Establishing The Horizontal Property Regime 719 Skyview Drive Townhomes, of record in Instrument No. 20150522-0047419, Instrument No. 20160229-0019040 and first amendment in Instrument No. 20161102-0116138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON MATTHEW TUTEN AND GEORGIA KATHERINE BONDS, HUSBAND AND WIFE, by deed from ANN MARIE LOFGREN AND LARRY SATKOSKI, WIFE AND HUSBAND, of record in Instrument No. 20190904-0089066, dated September 3, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 719A Skyview Drive, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 3rd day of AUGUST, 2023.

JASON MATTHEW TUTEN

GEORGIA KATHERINE BONDS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JASON MATTHEW TUTEN AND GEORGIA KATHERINE BONDS, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, China Hendrix, 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 8/3/23.

Date

China Hendrix

Affiant Signature

8/3/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3rd day of August, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023