Send Tax Bills To:
Vivek Ratnavel Subramanian
356 Kingview Drive
Nashville, TN 37218

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Vivek Ratnavel Subramanian
356 Kingview Drive
Nashville, TN 37218

Map & Parcel No: 058-16-0-129.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1047406 DEEDWARR
09/07/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230907-0070254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY THOUSAND AND 00/100 ($330,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Anthony Douglas, Jr, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vivek Ratnavel Subramanian, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section 4-A, Haynes Park of record in Plat Book 4860, Page 39, 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 to Mark Anthony Douglas, Jr by Quitclaim deed from Crestwood Property, LLC of record in Instrument No. 20210323-0038112 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 23, 2021.

This is IMPROVED property known as 356 Kingview Dr, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of September, 2023 .

Mark Anthony Douglas, Jr

STATE OF TENNESSEE
COUNTY OF Wilson

On this 7th day of September, 2023, before me personally appeared Mark Anthony Douglas, Jr, 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 7th day of September, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of September, 2023.

Notary Signature
My commission expires: 09-07-2026

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Certificate of Authenticity

I, Tonya Loftin, 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 **September 7, 2023**.

Date

Tonya Loftin
Affiant Signature

September 7, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)