Karen Johnson Davidson County
Batch# 1056825 DEEDWARR
10/03/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20231003-0077744

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

(Affiant)

Sworn to and subscribed before me this 2nd day of October, 2023.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Gowda Sreerama Pramod
4128 EASTVIEW DRIVE
NASHVILLE, TN 37211

Send Tax Bills To:
NEWLIVING LLC
4128 EASTVIEW DRIVE
NASHVILLE, TN 37211

Map & Parcel No: 148-15-0-202

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Win Myint and Rachel Maung, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Gowda Sreerama Pramod, a single person, "the Grantee(s),"

THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Apache Hills, Section 6 of record in Book 5200, page 173, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Win Myint, married by Warranty deed from Secretary of Housing and Urban Development of record in Instrument No. 20140605-0049047 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 05, 2014. Rachel Maung F.K.A Eh Doh, joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Win Myint. Rachel Maung being one and the same as Eh Doh having since changed her name via "Petition for Name Change", dated and granted on October 26, 2018.

This is __X___ improved _____ unimproved property also known as 4128 Eastview Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. 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 2nd day of October, 2023.

win myint _____(SEAL)
Win Myint

Rachel maung Bi (SEAL)
Rachel Maung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of October, 2023, before me personally appeared **Win Myint and Rachel Maung, husband and wife**, 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 Franklin, Tennessee, this 2nd day of October, 2023.

Timothy L Stillings
Notary Public Timothy L Stillings

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

My commission expires: 03/17/2024

File No. 2023-625

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **October 2, 2023**.

Date

Affiant Signature

October 3, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **3** day of **October**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)