Karen Johnson Davidson County
Batch# 1058328 DEEDWARR
10/05/2023 02 10 10 PM 2 pgs
Fees $13 00 Taxes $2,997 00
20231005-0078609

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $810,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2023

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Notary Public
My Commission Expires.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Delay 107B Oceola Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 103-02-3D-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ravindrakumar N. Alagugurusamy and Bina Javed Zaidi, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Delay**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 2 on the plan of Oceola Place, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Oceola Place, a Horizontal Property Regime with Private Elements of record in Instrument No 20190226-0017503, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RAVINDRAKUMAR N ALAGUGURUSAMY and BINA JAVED ZAIDI, HUSBAND AND WIFE, by deed from HIGH DEFINITION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200805-0086965, dated August 3, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-02-3D-002.00 CO.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20171002-0100389, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20190226-0017503, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20190221-0015850, said Register's Office.

This is improved property located at 107B Oceola Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2023

Ravindrakumar N. Alagugurusamy

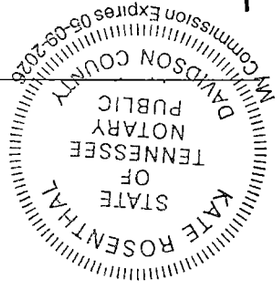
Bina Javed Zaidi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ravindrakumar N. Alagugurusamy and Bina Javed Zaidi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 6-P-23-1078