WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/12/2023 NOTARY PUBLIC MY COMMISSION EXPIRES 10-20-24

Karen Johnson Davidson County
Batch# 1083458 DEEDWARR
12/19/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $835.83
20231219-0097538

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4648

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ronda L. Lunceford	first Colony mtg. corp.	075-11-0-168
4307 Baton Rouge Drive	508 W 800 N	
Hermitage, TN 37076	Orem, UT 84057	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Manoj Sadasivan, a married man, and Sangeetha Sathish Nair, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronda Lunceford, single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 90-A, on the plan of Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107, Rachel's Square - Sec. Two, now known as Colony Downs, of record in Plat Book 6050, Page 124, as amended in Plat Book 6250, Page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Manoj Sadasivan and wife, Sangeetha Sathish Nair, by deed from Eric Paul Wheeler and Lisa P. Wheeler, husband and wife, dated April 19, 2017 and recorded April 25, 2017, of recorded in Instrument Number 20170425-0040421, of the Public Records of Davidson County, Tennessee.

Property Address: 4307 Baton Rouge Drive Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4307 Baton Rouge Drive Hermitage, TN 37076

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 that we are 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 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 my hand on December 12, 2023}.

Manoj Sadasivan

Sangeetha Sathish Nair

STATE OF ~~TENNESSEE~~ MS

COUNTY OF ~~Davidson~~ Madison

Personally appeared before me, a Notary Public of said County and State, Manoj Sadasivan and Sangeetha Sathish Nair, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 12, 2023.

Notary Public

My Commission Expires: 2-26-2027

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 68956 CEDRICK HULL Commission Expires Feb. 26, 2027 HINDS COUNTY

File #: 2023-4648

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 Dec. 12, 2023

12/23/23
Signature Date

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of December, 2023

Notary's Signature

10.20.24
My Commission Expires: