Karen Johnson Davidson County
Batch # 1087684 DEEDWARR
01/02/2024 02:37:37 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20240102-0000292

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63490

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa M. Baugh 2709 Shacklett Drive Nashville, TN 37214	

TAX MAP PARCEL NUMBERS: 107-4-3100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sudhir Vaikunth, and Judy Panger, as tenants in common, and Dana Hafner, as heir-at-law,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa M. Baugh** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Larkwood of record in Book 2900, page 144, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to Sudhir Vaikunth and Ron Panger, as tenants in common by Deed from Perry T. Riley and wife, Aubrey Dean Riley, dated March 16, 1981 and recorded on April 21, 1981, of record in Book 5735, page 372, Register's Office for Davidson County, Tennessee. Ron Panger has since died on March 23, 2022, married and intestate.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 144, said Register's Office, which Plan shows a minimum building setback line and easements for public utility and drainage purposes to which said Plan reference is hereby made for a complete description, and a 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8280, page 966, said Register's Office; and Restrictive Covenants of record in Book 3186, page 181, and Book 3339, page 363, said Register's Office.

This instrument is executed on behalf of Sudhir Vaikunth by Kunda Sudhir Vaikunth pursuant to a Power of Attorney executed by him on the 19th day of December, 2023, of record in Instrument No. 20240102-0000288, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2709 Shacklett Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2023.

Sudhir Vaikunth by

Sudhir Vaikunth by Kunda Sudhir Vaikunth, as Attorney-In-Fact

Kunda Sudhir Vaikunth as attorney-in-fact.

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kunda Sudhir Vaikunth** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sudhir Vaikunth**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2023.

Margaret H. Taylor
Notary

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

My Commission Expires:

WITNESS THE EXECUTION HEREOF this 22ND day of December, 2023.

Judy Panger
Judy Panger

Dana Hafner
Dana Hafner

State of FLORIDA

County of VOLUSIA

On this 22ND day of DECEMBER, 2023, before me the undersigned authority, personally appeared **Judy Panger**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: NOVEMBER 28, 2026

JENNIFER DAVIS
Notary Public - State of Florida
Commission # HH 335385
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

State of FLORIDA

County of VOLUSIA

On this 22ND day of DECEMBER, 2023, before me the undersigned authority, personally appeared **Dana Hafner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: NOVEMBER 28, 2026

JENNIFER DAVIS
Notary Public - State of Florida
Commission # HH 335385
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Sworn and subscribed before me this 29TH day of December, 2023.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Sudhir Vaikunth

TO: Lisa M. Baugh

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kunda Sudhir Vaikunth

Kunda Sudhir Vaikunth, Affiant

Sworn to and subscribed before me this 29th day of December, 2023.

Margaret H Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024