Karen Johnson Davidson County
Batch# 1112293 DEEDWARR
03/18/2024 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20240318-0018580

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Realty Title<br>1178 Nashville Hwy Ste 150<br>Columbia, TN 38401 | Seth Norris and Candace Norris<br>5170 Hickory Hollow Parkway Unit 108, Antioch, TN 37013 |

Order Number: 101-10580495

# GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Arun Arunachalam and Meenakshi Subbiah, Husband and Wife,** for Two Hundred Fifty Thousand Dollars and 00/100 ($250,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Seth Norris and Candace Norris, a married couple,** whose address is 5170 Hickory Hollow Parkway, Unit 108, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being all of Unit No. 199, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the register s Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 163-05-0B-191.00
Street address of property: 5170 Hickory Hollow Parkway, Unit 108, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20160505-0044449 in the Register's Office, Davidson County, Tennessee.

Signed this 14th day of March, 2024

Signature of Grantor(s):

Arun Arunachalam

Meenakshi Subbiah

STATE OF Indiana, COUNTY OF Warrick, SS:

***BE IT REMEMBERED*** That on this 14th day of March, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Arun Arunachalam and Meenakshi Subbiah, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

PHILIP DAIL
Notary Public - Seal
Warrick County - State of Indiana
Commission Number NP0722516
My Commission Expires Sep 18, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 163-05-0B-191.00
Street address of property: 5170 Hickory Hollow Parkway, Unit 108, Antioch, TN 37013

Oath of Consideration

I or we, Lashey Welsh, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 15th day of March, 2024.

Signatures of Affiant(s):

Lashey Welsh

Sworn and subscribed before me this 15th day of March, 2024

Lashey Welsh
Notary Public

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, LaShey Welsh *(custodian's name)*, 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 3-14-2024 *(date of document)*.

LaShey Welsh 3/18/2024

Custodian's Signature date

STATE OF TENNESSEE
COUNTYOF Maury

Sworn to and subscribed before me this 18th day of March, 2024.

LaShey Welsh

Notary Public

MY COMMISSION EXPIRES: 1/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY