THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246978**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,552,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2024. Notary Public My Commission Expires: 3/28/28

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1123710 DEEDWARR
04/16/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $5,742.40
20240416-0027202

WARRANTY DEED

Address New Owner: Vivek Subbiah and Ishwaria Subbiah 703 Clearview Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-04-0-085.00

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, **William N. Howorth and Camellia Howorth, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vivek Subbiah and Ishwaria Subbiah, husband and wife**, ("Grantees"), their 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 Lot(s) 33, as shown on the map entitled Clearview, of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM N. HOWORTH AND CAMELLIA HOWORTH, HUSBAND AND WIFE, by deed from HURST BUNN HATCH, III AND BARBARA F. HATCVH, TRUSTEES OF THE HATCH REVOCABLE LIVING TRUST, DATED FEBRUARY 4, 2015, of record in Instrument No. 20170113-0004304, dated January 12, 2017, 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 2024 and subsequent years for Map-Par. 116-04-0-085.00.

Matters shown on the Plan of record in Plat Book 843, page 8, said Register's Office.

This is improved property located at 703 Clearview Drive Nashville TN 37205

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 12th day of April, 2024.

William N. Howworth

Camellia Howworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William N. Howworth and Camellia Howworth, 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 12th day of April, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

I, J. Trent Lehman, 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 4/12/24 (date of document).

Affiant Signature

4/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY