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*

Karen Johnson Davidson County
Batch# 1129928 DEEDWARR
05/02/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20240502-0031980

Ivey Title, LLC Ref: (DW) Title No.: 63606
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chetan Mukundan Chathan Mukundan 102 Suffolk Crescent Lane Brentwood, TN 37027	Renasant Bank 2001 Park Place; Ste 150 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 117150A08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Myrick, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chetan R. Mukundan, a married man, and Chathan Mukundan, an unmarried person, joint tenants with right of survivorship,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-109 of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Emily Myrick, unmarried, by Warranty Deed from Eunice Ogunbunmi, unmarried, dated April 17, 2018 and recorded on April 19, 2018 of record in Instrument No. 20180419-0036774, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, page 64, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5304, page 702; Book 7841, page 557; and Book 9830, page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Instrument of Dedication of Easement of record in Book 5879, page 569 and Book 4320, page 896, said Register's Office. Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office.

This is improved property, known as 1900 Richard Jones Road, # C 109, Nashville, TN 37215

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 30th day of April, 2024.

Emily Myrick

Emily Myrick

State of Tennessee

County of Davidson

On this 30th day of April, 2024, before me the undersigned authority, personally appeared Emily Myrick, 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.

Margaret H Taylor

Notary

My Commission Expires: _____

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

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: $220,000.00.

Affiant

Sworn and subscribed before me this 30 day of April, 2024.

Notary

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of April, 2024.

Affiant Signature

Date 4-30-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 08-10-2027

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027