STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$525,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24

(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1137528 DEEDWARR
05/21/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240521-0037723

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VARCHOLA ABROL AND GAURAV ABROL	New Owners	**115-01-0-058.00**
(NAME) **762 RHONDA LANE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC TIARRA GRAYMAN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KALLI LARAINE LITCHFIELD, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VARCHALA ABROL AND GAURAV ABROL, WIFE AND HUSBAND,** HEREINAFTER CALL THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 235 on the plan of Addition to West Meade Hills & Resubdivision of Lot 80, West Meade Hills Sec. 3 Revised, as of record in Book 3600, page 18, Register's Office for said County.

Said Lot No. 235 fronts 131.0 feet on the Westerly side of Rhonda Lane and extends back 313.85 feet on the southerly line and 240.6 feet on the northerly line to a dead line, measuring 187.85 feet thereon.

Being the same property conveyed to Leslie B. Hamer Jr. and wife, Ruth R. Hamer, by deed from John B. Downey and wife, Miriam E. Downey, of record in Book 3956, page 5, dated November 8, 1965, said Register's Office. Leslie B. Hamer Jr. died on or about May 18, 2006, predeceasing his wife, Ruth R. Hamer, who died on or about February 20, 2023. Her Last Will and Testament, was filed in the Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 23P498. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Kalli Laraine Litchfield. Said Will devises all real and personal property to Kalli Laraine Litchfield. Further, being the same property conveyed to Kalli Laraine Litchfield, married, from Kalli Laraine Litchfield, as Executrix of the Estate of Ruth R. Hamer, by quitclaim deed dated May 13, 2024 of record in Instrument No. 20240514-0035599, said Register's Office.

This is not the principal residence of the grantor.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3600, page 18; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5011, page 583; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **762 RHONDA LANE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 15 day of May, 2024.

Kalli Laraine Litchfield

KALLI LARAINE LITCHFIELD

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KALLI LARAINE LITCHFIELD,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of May, 2024.

My Commission expires: 12-16-25

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

MARK LEWIN
Commission # HH 200816
Expires December 16, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/24.

Affiant Signature – Joshua A. Terry

5/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27