This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $ 444,900.00

Ragan N. Veach
Affiant

Subscribed and sworn before me this the 30th day of May, 2024 .

Notary Public
My commission expires:
7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Karen Johnson Davidson County
Batch# 1141036 DEEDWARR
05/30/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20240530-0040280

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lynn McLeod	New Owner	187-05-0A 136.00
3311 Esk Aly		
Nolensville, TN 37135		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BINOSH MULLASSERYPADMAN AND GREESHMA BINOSH, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kathryn Myfanwy Graeff, and Daniel Joseph Myers, Joint Tenants with Rights of Survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136, as shown on the Plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Binosh Mullasserypadman and Greeshma Binosh, husband and wife, by deed dated 10/22/2021, from Linda Ryan, a single woman, of record in Instrument No. 20211108-0149016, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3311 Esk Aly, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of May, 2024 .

Binosh Mullasserypadman

Greeshma Binosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Binosh Mullasserypadman and Greeshma Binosh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2024.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 5-30-24 (date of document).

Date: 5-30-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026