Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1171
Karen Johnson
Batch # 1148549
06/18/2024 02:49:55 PM
Fees: $13.00 Taxes: $1,850.00
Davidson County
DEEDWARR
2 pgs

20240618-0045943

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Abhinav C. Varada, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miller Properties, a Tennessee General Partnership**, 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:**

Land in Davidson County, Tennessee, being Unit No. 223 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, both of the Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Abhinav C. Varada, a single man by Warranty Deed from Jack Seaman and Nancy Seaman, husband and wife of record in Instrument No. 20151228-0129669 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015. Abhinav C. Varada is now married to Haritha Shaganti and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 223 Brushy Creek Lane, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Miller Properties 1642 Hollywood Dr Jackson, TN 38305	New Owner	161-13-0B-223.00

WITNESS THE EXECUTION HEREOF this 17 day of June, 2024.

Abhinav C. Varada **Haritha Shaganti**

State of Alabama
County of Jefferson

On this ~~21st~~ 17th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Abhinav C. Varada and Haritha Shaganti, the bargainor(s), 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.

Notary Public

My Commission Expires: 1/15/25

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Tennessee
County of Davidson

The undersigned declares under oath that ~~the~~ actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00**

Affiant

Sworn and subscribed before me on this the 18 day of June, 2024.

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY