THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4751
Parcel ID: 141-05-0A-155.00

Property Address:
1417 Scarcroft Lane, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1190707 DEEDWARR
10/07/2024 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20241007-0077636

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
1417 Scarcroft Ln
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **KALEB TOOKER and KATELYN TOOKER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **RAKESH NAGARATHINAM, and LAKSHANA RAVI, a married couple,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Final Plat of Avondale Park, Phase 2, Section 4, Cluster Lot Subdivision of record in Plat as Instrument No. 20110208-0011100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to KALEB TOOKER and KATELYN TOOKER, husband and wife by Deed dated June 29, 2020 from DAVID COX and LINDSEY COX, husband and wife, recorded July 22, 2020, in Instrument Number 20200722-0080565, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1417 Scarcroft Lane, Nashville, TN 37221

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TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20110208-0011100, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Tennessee Electric Power Company as contained in Book 787, page 7, Register's Office for Davidson County, Tennessee.

4. Right-of-Way to State of Tennessee fbo Department of Highways and Public Works as contained in Book 3033, page 185, Book 3369, page 316, in the Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement granted to State of Tennessee as contained in Book 4116,

page 151, Book 4118, page 694 Book 4193, page 903, Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement granted to United States of America as contained in Instrument Number 20060110-0003857, Register's Office for Davidson County, Tennessee.

7. Right-of-way easement granted to United States of America fbo Tennessee Valley Authority as contained in Book 4228, page 635, Book 4273, page 280, Book 4364, page 895, Register's Office for Davidson County, Tennessee.

8. Water Line Easement granted to Harpeth Valley Utilities District as contained in Book 5738, page 819, Book 5738, page 832, Instrument Number 20080818-0084836, Register's Office for Davidson County, Tennessee.

9. Permanent Easement Agreement as contained in Instrument Number 20090707-0063325, Register's Office for Davidson County, Tennessee.

10. Telecommunications Easement granted to U.S. Sprint Communications Company as contained in Instrument Number 20140114-0003778, corrected in Instrument Number 20140416-0031703, Register's Office for Davidson County, Tennessee.

11. Sanitary Sewer Easement granted to Harpeth Valley Utility District as contained in Instrument Number 20090414-0033624 and Instrument Number 20090414-0033625, Register's Office for Davidson County, Tennessee.

12. Sewer Line Easement granted to Harpeth Valley Utilities District as contained in Book 7601, page 400, Register's Office for Davidson County, Tennessee.

13. Access Easement as contained in Instrument Number 20041207-0145662, Register's Office for Davidson County, Tennessee.

14. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument Number 20060512-0055867, Register's Office for Davidson County, Tennessee.

15. Inspection and Maintenance Agreement for Private Stormwater Facilities as contained in Instrument Number 20071002-0117293, Instrument Number 20090814-0076610, Register's Office for Davidson County, Tennessee.

16. Charter for Homeowners Association of record in Instrument Number 20081203-0117350, Register's Office for Davidson County, Tennessee.

17. Quitclaim Deed to Homeowners Association as contained in Instrument Number 20170130-0009317, Register's Office for Davidson County, Tennessee.

18. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Instrument Number 20081203-0117452, Instrument Number 20090331-0028791, Instrument Number 20101223-0102254 and Instrument Number 20190313-0023161, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22 day of August, 2024.

KALEB TOOKER

KATELYN TOOKER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KALEB TOOKER and KATELYN TOOKER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of August, 2024.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $545,000.00.

Affiant

SWORN TO and subscribed before me on this 22 day of August, 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
11-06-24

Tennessee Certification of Electronic Document

I, Summer Barton 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 8-22-24 (date of document).

Summer Barton
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON