Name and Address of New Owner:
Rishi S. Nair and Swapna S. Nair
505 Cozy Creek Lane
Nashville, TN 37211

Send Tax Bills To:

Rishi S. Nair and Swapna S. Nair
505 Cozy Creek Lane
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1205283 DEEDWARR
11/14/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20241114-0088755

Map & Parcel No: 161-13-0B-505-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie E. Rainey NKA Julie Settlemire, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rishi S. Nair, an unmarried man, and Swapna S. Nair, a married woman as joint tenants with with rights of survivorship ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 505 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 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julie E. Rainey, an unmarried woman, by Warranty Deed dated March 1, 2021 from Karen Jonkman, an unmarried woman, recorded March 8, 2021 in Instrument No. 20210308-0030066 in the Register's Office.

Julie E. Rainey is now known as Julie Settlemire. Her husband, Michael Settlemire hereby joins in to convey any rights he may have, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of November, 2024.

_____ (SEAL)
Julie Settlemire

_____ (SEAL)
Michael Settlemire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2024, before me personally appeared Julie Settlemire and Michael Settlemire, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of November, 2024.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $458,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 5th day of November, 2024.

_____
Notary Public
My commission expires:_____
File No. 2024-7369-RS

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Holly Ray, 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 **11/05/2024**.

Date

Holly Ray

Affiant Signature

11/05/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **5th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025