Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-24-5622

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,200.00

Affiant

Karen Johnson Davidson County
Batch# 1220843 DEEDWARR
12/27/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $762.94
20241227-0100420

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of December, 2024

Notary Public

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires: 11/15/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey Tobias 116 Five Oaks Drive Nashville, TN 37217	Wilson Bank & Trust 105 North Castle Heights Ave Lebanon, TN 37087	107-05-0A-116.00-CO

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/WE,

Roopa Sathyanarayana, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey S. Tobias, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 116, in Five Oaks, formerly The Meadow, A Planned Unit Development, as shown on the Plat of record in Book 5200, Page 355, as corrected in Book 5784, Page 521, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Roopa Sathyanarayana, a married woman, as her sole and separate property by Warranty Deed from Abdella A. Habib and Bolanile Ajanaku Habib, husband and wife of record in Instrument No. 20221222-0131993 Register's Office

for Davidson County, Tennessee, dated November 10, 2022 and recorded on December 22, 2022.

SUBJECT PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 116 Five Oaks Drive, Nashville, TN 37217

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 so 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.

Dated this the 13th day of December, 2024.

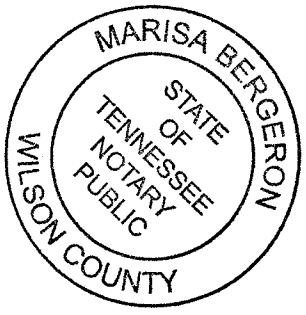
Roopa Sathyanarayana

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of December, 2024, before me personally appeared Roopa Sathyanarayana, 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 13th day of December, 2024.

Notary Signature
My commission expires: October 25, 2026



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 12/13/24.

Affiant Signature – Joshua A. Terry

12/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27