Karen Johnson Davidson County
Batch# 1234237 DEEDWARR
02/05/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250205-0008633

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson TN

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Bailey Warren
Affiant

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

Subscribed and sworn to before me, this 3rd day of February, 2025.

Tonya Thomas
Notary Public
My commission expires: 10-26-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael G McSurley	Castle & Cooke Mtg, LLC	**128120C00900CO**
1108 Woodbury Falls Ct	13751 South Wadsworth Park Dr.	
Nashville, TN 37221	Ste 101 Draper, UT 84020	

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 ACKNOWLEDGE, WE,

Srikanth Kannan and Anusha Chakravarthi, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G McSurley

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. 1108, Horizontal Property Regime for Woodbury Townhomes, Phase 1, as established in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Srikanth Kannan and Anusha Chakravarthi, husband and wife, by Warranty Deed from Jennifer G Hensley, unmarried, dated June 30, 2017, of record in Instrument No. 20170703-0066556, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deed to the State of Tennessee of record in Book 8083, Page 534 & Book 541, Page 547, said Register's Office.

Restriction Amendment of record in Instrument No. 20080201-0010772, said Register's Office.

Easements of record in Instrument No. 20120706-0059466 & Instrument No. 20120810-0071791, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1108 Woodbury Falls Ct, Nashville, TN 37221.

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 do 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 in 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.

_____ Date: 1/29/2025
Srikanth Kannan

Anusha.C Date: 1/29/2025
Anusha Shakravarthi
C A.C

STATE OF MI
COUNTY OF St Clair

Personally appeared before me, a Notary Public of said County and State, Srikanth Kannan and Anusha Shakravarthi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of Jan. 2025.

Dana Robert
NOTARY PUBLIC

My Commission Expires: May 30, 2027.

DANA ROBERT
Notary Public - State of Michigan
County of St Clair
My Commission Expires May 30, 2027
Acting in the County of St Clair

Tennessee Certification of Electronic Document

I, Bailey 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 1/29/25 (date of document).

Bailey Warren
Affiant Signature

2-4-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 4 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-26-25

NOTARY'S SEAL

