Karen Johnson
Batch # 1252216
03/26/2025 09:41:12 AM
Fees: $13.00 Taxes: $1,831.50
Davidson County
DEEDWARR
2 pgs
20250326-0022558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Morgan Deanbarger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2025.

Tara Stone
Notary Public

MY COMMISSION EXPIRES: 02-24-2026
(AFFIX SEAL)

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samir Aramanuous, Chandrasekhar C. Reddy, and Adel Mankarious	Samir Aramanuous, Chandrasekhar C. Reddy, and Adel Mankarious	Parcel ID: 096-09-0-158.00
(NAME) 1507 Adventure Court	(NAME) 1507 Adventure Court	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Super Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samir Aramanuous, Chandrasekhar C. Reddy and Adel Mankarious as tenants in common and each having one-third undivided interest**, 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 Lot No. 2 of Twin Lawn Subdivision as shown by plan of record in Book 2331, Page 9, Register's Office for said County.

Said Lot No. 2 fronts 93 feet on the easterly side of Donelson Pike and runs back between line 275.3 feet on the northerly side and 275.3 feet on the southerly side of a dead line in the rear and measures 93 feet on said dead line.

Being the same property conveyed to Super Properties, LLC from Donald Roger Joynes and Laura Joynes, husband and wife by Warranty Deed dated April 12, 2022 and recorded on April 20, 2022 in Instrument No. 20220420-0045722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 409 Donelson Pike, Nashville, TN 37214

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 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.

Witness our hands this 25th day of March, 2025.

Super Properties, LLC

BY: H Yang
Hui Yang
Secretary

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hui Yang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary and is authorized to execute the instrument on behalf of Super Properties, LLC, the within named bargainor, and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Secretary.

Witness my hand and official seal, this the 25th day of March, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY