Name and Address of New Owner:
Emma Cherry and Jailen Wawa
312 Woodlark Court
Nashville, TN 37214

Send Tax Bills To:
Rocket Mortgage, LLC
1050 Woodward Ave.
Detroit, MI 48226

Karen Johnson Davidson County
Batch# 1275347 DEEDWARR
05/20/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250520-0039619

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

Map & Parcel No: 108-16-0-327

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, **Santhosh Kumar Chandran and Shanmuga Priya Kozhinjampara Kumararaj, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emma Cherry, a single woman and Jailen Wawa, a single man** "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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: being Lot No. 102B on the zone lot division, Lots #98 thru 104 Percy Preist Woods, Section Four, as shown on Plat of record in Book 6250, Page 357, amended in Book 6250, Page 757, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Santhosh Kumar Chandran and Shanmuga Priya Kozhinjampara Kumararaj, husband and wife by Warranty Deed dated January 19, 2022 from Aaron N. Inscore and Miranda Inscore, husband and wife, recorded February 1, 2022 in Instrument No. 20220201-0011528 in the Register's Office.

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 19th day of May, 2025.

_____(SEAL)
Santhosh Kumar Chandran

_____(SEAL)
Shanmuga Priya Kozhinjampara Kumarara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2025, before me personally appeared Santhosh Kumar Chandran and Shanmuga Priya Kozhinjampara Kumarara, 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 19th day of May, 2025.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2026

_____
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 $280,000.00, 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 19th day of May, 2025.

_____
Notary Public
My commission expires: 6-29-2027
File No. 2025-7882-RS

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 5/19/25 (date of document).

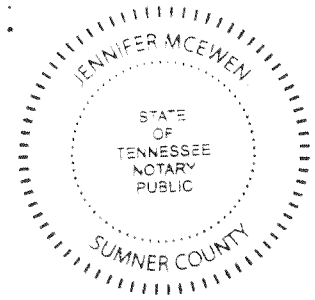
Affiant Signature

5/19/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 19th day of May, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL