Karen Johnson
Batch # 1289023
06/23/2025 04 12 57 PM
Fees $13 00 Taxes $1,868 50
Davidson County
DEEDWARR
2 pgs
20250623-0049322

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-25-1036

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Co-Ellen Marie Vest, unmarried, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Divya Agarwal and Sudeep Agarwal, married, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 3, Block A of East Wood Addition, as shown on plat of record in Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot

Said Lot No 3, Block A, fronts 50 feet on the southerly margin of Seymour Avenue and extends back between parallel lines 150 feet to an alley

This is the same property designated as Map & Parcel 83-5-35 in the Tax Assessor's Office in Davidson County Tennessee

Being the same property conveyed to Co-Ellen Marie Vest by Quitclaim Deed from Co-Ellen Marie Vest, recorded
February 5, 2025, at Instrument No 20250205-0008827, in the Register's Office for Davidson County, Tennessee

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate, that they has/have a good right to sell and convey the same, that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to All matters as shown on plat of record in Book 332, Page 63, in the Register's Office for Davidson County, Tennessee Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2025** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

WITNESS, my Hand and Seal this 13th day of June, 2025

Co-Ellen Marie Vest

Co-Ellen Marie Vest

State of Tennessee
County of Sumner

On this the 13th day of June, 2025, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Co-Ellen Marie Vest to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

WITNESS my hand and Notarial Seal at office the day and year above written

Ashley Hunter
Notary Public

ASHLEY HUNTER · NOTARY PUBLIC · STATE OF TENNESSEE · SUMNER COUNTY

My Commission Expires 9-22-2027

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $505,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Dawn Martin
Affiant

SWORN TO AND SUBSCRIBED before me, this the 13th day of June, 2025

Notary Public

My Commission Expires 11-3-25

MAIL TAX BILLS AND DEED TO:
CMG Home Loans
3160 Crow Canyon Rd #400
San Ramon, CA 94583

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Divya Agarwal et al
580 Ortega St.
San Francisco, CA 94122

File No 2516410B

CHAPEL DRUMMOND · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-03-2025