# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337508 DEEDWARR
10/23/2025 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20251023-0084567

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,

**$192,000.00**

Affiant

Subscribed and sworn to before me this 22 day of October 2025.

Notary Public
My Commission expires: 3/20/29
(Affix Seal)

JESSICA SWINDELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/20/2029 SUMNER COUNTY

**THIS INSTRUMENT PREPARED BY**
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| **SRINIVASA ABBARAJU** | **NEW OWNER** | **163-11-0D-008.00CO** |
| **2962 BABY RUTH LANE UNIT 8** | | |
| **NASHVILLE TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-TWO THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**JACQUELINE LEWIS, a single woman and CORNELL DOWNS, a single man, joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**SRINIVASA ABBARAJU, a married man**

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

Parcel ID: 163-11-0D-008.00CO

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Hickory Place Townhouses of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline Lewis, a single woman and Cornell Downs, a single man, joint tenants with rights of survivorship, by deed from Jacqueline Lewis, a single woman, dated September 17, 2021 and recorded on September 20, 2021 in Instrument No. 20210920-0125892, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 2962 BABY RUTH LANE, UNIT 8 NASHVILLE TN 37013.

**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, successors and assigns, forever. GRANTORS covenants with GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTORS does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand(s) this 22 day of October 2025.

JACQUELINE LEWIS

CORNELL DOWNS

STATE OF TN
COUNTY OF Sumner

Before me, Jessica Swindell of the state and county mentioned, personally appeared JACQUELINE LEWIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this 22 day of October 2025.

JESSICA SWINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/20/2029
SUMNER COUNTY

Notary Signature
My commission expires: 3/20/29

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared CORNELL DOWNS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this _____ day of October 2025.

Notary Signature
My commission expires: _____

**WITNESS** our hand(s) this 22nd day of October 2025.

JACQUELINE LEWIS

CORNELL DOWNS

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared JACQUELINE LEWIS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this _____ day of October 2025.

_____
Notary Signature
My commission expires:_____

STATE OF Tennessee
COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned personally appeared CORNELL DOWNS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this 22ND day of October 2025.

Karen R. Campbell
Notary Signature
My commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2029

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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

**October 22, 2025** (date of document)

Affiant Signature

**October 22, 2025**

Date

State of Tennessee

County of **Sumner**

Sworn to and subscribed before me this **22** day of **October**, 202**5**.

Notary Signature

MY COMMISSION EXPIRES: 3/20/29

NOTARY SEAL:

