WARRANTY DEED

Return to:

615 Title, LLC
807 Bradford Avenue
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022

(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vankata Bhamidipati	Wells Fargo MAC X9999-01H	091-09-0-308.00
(NAME)	(NAME)	Karen Johnson Davidson County
33554 Maverick Loop	2701 Wells Fargo Way	Batch# 343980 DEEDWARR
(ADDRESS)	(ADDRESS)	01/15/2020 02:21:48 PM 2 pgs
Fremont, CA 94555	Minneapolis, MN 55467-8000	Fees: $13.00 Taxes: $897.25
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200115-0005551

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Jerrick Kendrix, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Vankata Bhamidipati and Lakshmi Bhamidipati, husband and wife hereinafter called the GRANTEE(S), his/her/their 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. 2B on the Plan of Zone Lot Division of Lot 2, Wayne Perry Subdivision of record in Plat Book 8250, Page 264, amending Book 6050, Page 140 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 Jerrick Kendrix by Warranty Deed from Amanda Dean Successor Trustee of The 613 Eastboro Trust, dated 01/12/2017, of record in Instrument 201702060012180, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 613B Eastboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of January, 2020.

Jerrick Kendrix

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerrick Kendrix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of January, 2020.

Notary Public:
My Commission Expires: 6-21-2023

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075