This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Suite 6**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	
File Number:	**WWD-3726**	

Karen Johnson Davidson County
Batch# 392356 DEEDWARR
04/28/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20200428-0044040

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jonathan T. Meadows, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Rani Penumaka, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 9, on the Plan of The Terraces at Brentwood Chase, as shown on plat of record in Instrument No. 20001103-0109137, in the 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 Jonathan T. Meadows, unmarried, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20010306-0020929, Register's Office for Davidson County, Tennessee, dated February 26, 2001, and recorded on March 06, 2001.

This is improved property also known as 436 Old Towne Drive, Brentwood, Tennessee 37027.

Map and Parcel: 160-16-0C-009.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23rd day of April, 2020.

Jonathan T. Meadows -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan T. Meadows, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of April, 2020.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$319,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 24th day of April, 2020.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 1-3-23

Grantee(s) Name, Address:	Send Tax Statement To:
Rani Penumaka	new owners
436 Old Towne Drive	
Brentwood, TN 37027	

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)