Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1024

Karen Johnson Davidson County
Batch# 551908 DEEDWARR
01/11/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210111-0004695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin Rhew and Paula Rhew, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shiva Shankar Pagidala and Swetha Sukkaipally, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20070614-0071397, 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 Stephen R. Rhew, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080331-0031995 Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on March 31, 2008.

Being the same property conveyed to Edwin Rhew and Paula Rhew, husband and wife by Warranty deed from Stephen Rhew, an unmarried man of record in Instrument No. 20190514-0045443 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1542 Hamden Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Shiva Shankar Pagidala
1542 Hamden Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
161-06-0A-011.00

WITNESS THE EXECUTION HEREOF this 8th day of January, 2021.

Edwin Rhew

Edwin Rhew

Paula Rhew

Paula Rhew

State of Tennessee)
County of Davidson)

On this 8th day of January, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Edwin Rhew and Paula Rhew, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 290,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of January, 2021.

Notary Public

My Commission Expires: _____

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021