WARRANTY DEED

Karen Johnson Davidson County
Batch# 571437 DEEDWARR
02/09/2021 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,343.80
20210209-0018570

AMY FREDRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-7-22

(AFFIX SEAL)

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
Prashant Tatineni	Guaranteed Rate	118050T00100CO
(NAME)	(NAME)	
841 Clayton Ave	4410 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Chicago, IL 60640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Joseph Castelli and Susan Castelli, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Prashant Tatineni and Nakita Maladkar Tatineni, 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 Unit A of Homes At 841 & 843 Clayton Avenue, a Planned Unit Development. as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 841 & 843 Clayton Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160526-0053157, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At 841 & 843 Clayton Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160526-0053157 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Castelli and Susan Castelli, husband and wife by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, dated 03/29/2018 and recorded 04/02/2018, of record in Instrument 201804020029892, Register's Office for Davidson County, Tennessee.

Steven G. Waters executed this instrument on behalf of Joseph Castelli and Susan Castelli pursuant to a Power of Attorney of record in Instrument No. 202102090018569, Register's Office, 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 ☒ 841 Clayton Ave, Nashville, TN 37204

(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 5th day of February, 2021

Joseph Castelli by Steven G. Waters, Attorney-in-Fact

Susan Castelli by: Steven G. Waters, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Steven G. Waters, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he, pursuant to Power of Attorney of record in Instrument No. ___202102090018569___, Register's Office for Davidson County, Tennessee, the Attorney-in-Fact for Joseph Castelli and Susan Castelli (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 5th day of February, 2021.

Notary Public:

My Commission Expires: _____

BRENDA SHELBY
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

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

