WARRANTY DEED

Karen Johnson Davidson County
Batch# 583291 DEEDWARR
03/03/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20210303-0027377

J-SB-CHG-21-3405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

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
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Venkata S.J.R. Bhamidipati and Lakshmi V. Bhamidipati, Trustees of The Bhamidipati Family Revocable Trust dated May 16, 2017	**New Owner**	
(NAME)	(NAME)	**50-2-71.00**
33554 Maverick Loop		
(ADDRESS)	(ADDRESS)	
Fremont, CA 94555		
(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 consideration, the receipt of which is hereby acknowledged, **STEPHANIE MEADOWS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VENKATA S.J.R. BHAMIDIPATI AND LAKSHMI V. BHAMIDIPATI, TRUSTEES OF THE BHAMIDIPATI FAMILY REVOCABLE TRUST DATED MAY 16, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 63, Willow Creek Subdivision, Section III, as shown on the plat of record in Plat Book 5200, Page 631, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Meadows by Quitclaim Deed from Willie Jones, recorded January 18, 2017 in Instrument No. 20170118-0005617, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie Jones by Special Warranty Deed from State of Tennessee, recorded May 4, 2016 in Instrument No. 20160504-0043984, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6217, Page 956 and Book 6620, Page 858, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3405 Meadow Court, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 my/our hand(s) this the 26 DAY OF FEBRUARY, 2021.

Stephanie Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE MEADOWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY