Karen Johnson Davidson County
Batch# 584783 DEEDWARR
03/04/2021 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $884.30
20210304-0028440

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Candia Morgan Rozell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Candia Morgan Rozell and Jason T. Rozell	Bancorp South Bank	Map: 086100B11100
(NAME) 111 Noel Cove Cir.	(NAME) PO Box 3356	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS ($239,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUNIL KAPAVARAPU AND LAKSHMI APARNA KODALI, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CANDIA MORGAN ROZELL AND JASON T. ROZELL, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 111, on the Plan of Noel Cove Townhomes, as shown on Site Plan to the Master Deed and Declaration of Covenants, Conditions, and Restrictions for Noel Cove Townhomes Association, Inc., of record in Instrument No. 20030924-0141428, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sunil Kapavarapu and Lakshmi Aparna Kodali, husband and wife, by deed from Praveen Maddipatla and Ramya Krishna Pothugunta, husband and wife, of record in Instrument No. 20170616-0060591, dated June 15, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20030924-0141428, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20030612-0115541, in the Register's Office for Davidson County, Tennessee; (4) Storm Water Detention Agreement of record in Instrument No. 20030617-0083356, in the Register's Office for Davidson County, Tennessee; (5) Deed to Metropolitan Government of Nashville and Davidson County of record in Book 11629, Page 240, in the Register's Office for Davidson County, Tennessee; (6) Sewer Line Easement of record in Book 4419, Page 227, in the Register's Office for Davidson County, Tennessee; (7) Easement to Suburban Water Utility District of record in Book 11242, Page 728, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20030924-0141428, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 111 Noel Cove Cir., Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of February, 2021.

Sunil Kapavarapu

Lakshmi Aparna Kodali
Lakshmi Aparna Kodali

STATE OF CALIFORNIA
COUNTY OF _____

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

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

My Commission Expires: _____
Notary Public

Please see CA compliant form attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On 02/26/2021 before me, Jordasch Christina Kingston, Notary Public
(insert name and title of the officer)

personally appeared Sunil Kapavarapu - AND - Lakshmi Aparna Kodali,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JORDASCH CHRISTINA KINGSTON
Notary Public - California
Alameda County
Commission # 2303186
My Comm. Expires Aug 29, 2023

Signature Jordasch Christina Kingston (Seal)

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.