This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $490,000.00.

Kathy Burr
Affiant

Subscribed and sworn before me this the 12th day of March, 2021.

Kim Murray
Notary Public
My commission expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 591781 **DEEDWARR**
03/15/2021 08:52:45 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210315-0033679

WARRANTY DEED

Address of New Owner:
Mohit Kudaravalli
Maria M. Kim
1411 Arthur Ave Unit B
Nashville, TN 37208

Send Tax Bill to:
New Owner

Tax Information:
081-16-01 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON GULLO AND SARA K. DORSEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOHIT KUDARAVALLI AND MARIA MINHEE KIM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1411B of 1411 Arthur Avenue Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions for 1411 Arthur Avenue Townhomes of record in Instrument Number 20150923-0096504, in the Register's Office for Davidson County, Tennessee, and being shown on plat attached as "Exhibit C" thereto, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Gullo and Sara K. Dorsey, husband and wife, by deed dated 12/16/2020, from Tiffany M. McGuinness and Todd E. Umehira, Trustees of the Umehira-McGuinness Family Trust dated July 15, 2015, of record in Instrument No. 20201221-0151517, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1411 Arthur Ave Unit B, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PREPARED BY:
~~RETURNED~~ TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Witness my hand this the 12th day of March, 2021.

Jason Gullo

Sara K. Dorsey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Gullo and Sara K. Dorsey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this the 12th day of March, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY