Karen Johnson Davidson County
Batch# 647113 **DEEDWARR**
06/01/2021 01:00:13 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20210601-0073151

WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

Y-SB-CRE-21-1711

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)
Raghu Upender and Dhruti Upender	**US Bank N.A.**	
(NAME) **1711 Sevier St**	(NAME) **4801 Frederica St**	**094-02-0-085.01**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Owensboro, KY 42301**	
(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, **JOHN HRUDICKA AND KRISTA HRUDICKA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAGHU UPENDER AND DHRUTI UPENDER, HUSBAND AND WIFE**, 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. 1 on the Plan of Final Plat of Garafola Acres, Revision 1 of record in Plat at Instrument No. 20130328-0030721, 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 John Hrudicka and Krista Hrudicka, husband and wife by Warranty deed from Kaliandra Turner, Trustee of the Airborne Trust I, U/T/A April 08, 2018 of record in Instrument No. 20181114-0112259 Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 14, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20130328-0030721, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20130905-0093923, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1711 Sevier St, Nashville, Tennessee 37206**.

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 27th DAY OF MAY, 2021.

John Hrudicka by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20210601-0073149, Register's Office for Davidson County, Tennessee.

Krista Hrudicka by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20210601-0073150, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN HRUDICKA AND KRISTA HRUDICKA, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN HRUDICKA AND KRISTA HRUDICKA.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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