THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535216**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. Affiant Subscribed and sworn to before me, this ~~16th~~ 17 day of June, 2021. Notary Public My Commission Expires: 11-20-24

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 661286 DEEDWARR
06/21/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20210621-0083600

WARRANTY DEED

Address New Owner: Sathvika Gottam and Jayaprakash Gattu 720 Bellevue Road Nashville TN 37221	Send Tax Bills To: Weichert Financial Services 225 Littlejohn Road Morris Plains, NJ 07950	Tax Information: Tax Parcel ID No. 142 10 0E 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael H. Wright, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sathvika Gottam and Jayaprakash Gattu, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 11 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Michael H. Wright, a single man, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180719-0070524, in the Register's Office of Davidson County, Tennessee, dated July 06, 2018 and recorded on July 19, 2018.

Lindsey Erin Patrick-Wright joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellevue Station, Tax Map 142, Parcels 38, 42 & 372, as recorded in Instrument No. 20160104-0000543, and Resubdivision Plat, Lot 3 Bellevue Station recorded in Instrument No. 20170418-0037989.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959 and Supplemental recorded in Instrument No. 20170427-0041683.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985.

Easement for Right of Way, recorded in Book 2086 and Page 272.

Easement for Sewer Line, recorded in Book 4613 and Page 509.

This is improved property located at 720 Bellevue Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2021.

Michael H. Wright

Lindsey Erin Patrick-Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael H. Wright and Lindsey Erin Patrick-Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Bridgette N. Anderson, a notary public for this county and state, Lynn Vaught 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: 03/15/2025

