THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-CD-400

Karen Johnson Davidson County
Batch# 674756 DEEDWARR
07/12/2021 09:54:51 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210712-0093160

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Venkata Gollavilli 5888 Woodlands Avenue Nashville, TN 37211	Owner	172-03-0A-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shruti Sakhare, a Married woman**, hereinafter called the Grantor, and Husband, **Sammed Mandape** hereby joins in this conveyance to convey any interest he may have by way of marriage have bargained and sold, and by these presents do hereby transfer and convey unto **Venkata Gollavilli**, **Unmarried**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Woodlands, Phase 1, Section I of record in Plat Book 6900, Pages 498 and 499, in the Registers 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 Shruti Sakhare, a married woman, by Warranty Deed from Allen R. Patin, Jr., and wife, Heather Patin, as tenants by the entirety, of record on October 23, 2017, at Instrument No. 20171023-0108007, Davidson County Register of Deeds.

This property commonly known as 5888 Woodlands Avenue, Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 7th **day of July, 2021:**

Shruti Sakhare

Sammed Mandape

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shruti Sakhare and Sammed Mandape,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of July, 2021:

AMBER C MITCHELL
Notary ID #129247634
My Commission Expires
December 31, 2024

Notary Public

My Commission Expires: 12/31/2024

STATE OF Texas

COUNTY OF Tarrant

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $380,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7 DAY OF July, 2021:

Notary Public

My Commission Expires: 12/31/2024

AMBER C MITCHELL
Notary ID #129247634
My Commission Expires
December 31, 2024