Karen Johnson Davidson County
Batch# 685161 DEEDWARR
07/28/2021 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20210728-0101530

Prepared By:
After Recording, Send To:
Fresa Tavera
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 101
Coraopolis, PA 15108

Commitment Number: TN21103939

New Property Owner/Mail Tax Statements To:
SWATHI PAVULURI, 3314 West End Avenue #302, Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 06 0B 302.00

GENERAL WARRANTY DEED

Vijay K. Pavuluri and Siva K. Pavuluri, husband and wife, hereinafter grantor, whose tax-mailing address is **3314 West End Avenue #302, Nashville, TN 37203**, for Four Hundred Five Thousand Dollars and Zero Cents ($405,000.00) in consideration paid, grants, with general warranty covenants to **SWATHI PAVULURI, A SINGLE PERSON**, hereinafter grantees, whose tax mailing address is **3314 West End Avenue #302, Nashville, TN 37203**, the following real property:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 302, WEST END PARK CONDOMINIUMS, FORMERLY KNOWN AS PARK ROAD CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 390, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5845, PAGE 831, AMENDED IN INSTRUMENT NO. 20071213-0143676, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Property Address is: 3314 West End Avenue #302, Nashville, TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20180626-0061554 in the Register's Office of Davidson County, Tennessee.

Prior instrument reference: 20180626-0061554

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 14th on this day July, 2021:

Vijay K. Pavuluri and Siva K. Pavuluri

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 14, 2021 by **Vijay K. Pavuluri and Siva K. Pavuluri** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

Maximum principal indebtedness for Tennessee recording tax purposes is $405,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

Commonwealth of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This ~~07~~ 24th day of July, 2021.

Joseph P. Vallone
Affiant

Joseph P. Vallone
Print Name

(Seal)

Pamuela L. Wood
Notary Public

My commission expires:

2-7-2025

Pamuela L. Wood
Print Name

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

True Copy Certification
State of Tennessee

I, Aaron Avery, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021.

Affiant Signature

07/24/2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 24 day of July, 2021.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

(seal)