WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-23

(AFFIX SEAL)

O-CPI-21-1803-609

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)
Mark Diddens and Jeanette Diddens	Mark Diddens + Jeanette Diddens	
(NAME)	(NAME)	092-16-0D-609.00-CO
1803 Broadway #609	8383 W Mound Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Lena IL 61048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 712340 DEEDWARR
09/09/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210909-0120909

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, **PRABHAKARA REDDY TUKIVAKALA, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK DIDDENS AND JEANETTE DIDDENS, 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 Lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 609 of the Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, and undivided .53 % interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #196.

Being the same property conveyed to Prabhakara Reddy Tukivakala, an unmarried person by Warranty deed from Julie Ann Sidhu, married of record in Instrument No. 20170307-0022317 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on March 07, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- All matters shown on the Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument 20060307-0026614 and 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association in Instrument 20071024-0125856 corrected in Instrument 20071024-0125857, Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.

- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1803 Broadway #609, Nashville, Tennessee 37203.

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 2 DAY OF SEPTEMBER, 2021.

X _____
Prabhakara Reddy Tukivakala

STATE OF ARKANSAS
COUNTY OF Phillips

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRABHAKARA REDDY TUKIVAKALA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2021.

_____
Notary Public
My Commission Expires: 9-15-2029
(SEAL)

ANN J. SUDDATH
NOTARY PUBLIC - ARKANSAS
PHILLIPS COUNTY
MY COMMISSION EXPIRES 09-15-2029
COMMISSION NO. 12372949

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

Certificate of Authenticity

I, Jamika Jones, 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 9/2/2021.

Date

Jamika Jones

Affiant Signature

9/07/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of SEPTEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY