THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-08-79
Parcel ID: 071 08 0 175.00

After Recording Return To:
Manoj Mallepudi and Raji Dubbaka

Karen Johnson Davidson County
Batch# 719373 DEEDWARR
09/17/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210917-0125501

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Manoj Mallepudi and Raji Dubbaka 524 Norton Ave. Nashville, TN 37207	Manoj Mallepudi and Raji Dubbaka 111 E. miller St. Jefferson City, MO 65101	Map/Parcel 071 08 0 175.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacob Sheldon, a married man and Jeana Newsom, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Manoj Mallepudi and Raji Dubbaka, a married couple, as tenants by the entirety** , ("Grantee") all of right, title and interest in and to that certain real property known as 524 Norton Avenue, Nashville, TN 37207 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, 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 Jacob Sheldon and Jeana Newsom, by Warranty Deed from Jacob Milner, Trustee of the 524 Norton Trust, of record in Instrument No. 20210104-0000806, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020 and recorded on January 04, 2021.

Being the same property conveyed to 524 Norton Trust, by Warranty Deed from Andreas Albert, of record in Instrument No. 20200812-0089733, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020 and recorded on August 12, 2020. Certificate of Trust recorded in Instrument No. 20200812-0089732, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andreas Albert, by Warranty Deed from Mary Ann Mott, of record in Instrument No. 20030926-0142917, in the Register's Office of Davidson County, Tennessee, dated September 24, 2003 and recorded on September 26, 2003.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with

Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 15th day of September, 2021.

Jacob Sheldon

Jeana Newsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Jacob Sheldon and Jeana Newsom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of September, 2021.

Notary Public
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 September 15, 2021.

Date

Affiant Signature

9/16/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025