WARRANTY DEED

Karen Johnson Davidson County
Batch# 720809 **DEEDWARR**
09/21/2021 10:59:27 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210921-0126636

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF M. CATHERINE CLEARWATERS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gaia E. Findlay	New Owner	Parcel ID: 161 11 0A 144.00
(NAME)	(NAME)	
521 Huntington Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pavan K. Puttamraju, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gaia E. Findlay**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 144, as shown on the map entitled Revision One of Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pavan K. Puttamraju, unmarried, by Warranty Deed from Stacy N. Sarsfield Moss, formerly Stacy N. Sarsfield, married, of record in Instrument No. 20070605-0066841, in the Register's Office of Davidson County, Tennessee, dated May 31, 2007 and recorded on June 5, 2007.

The subject propery is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 521 Huntington Ridge Dr., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 02 day of September, 2021

Pavan K. Puttamraju

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Pavan K. Puttamraju, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 03/23/2024

(SEAL)

MARIA EUGENIA RUIZ, NOTARY PUBLIC
COMM. NO. 585083
COMM. EXP. 03-23-2024
MARICOPA CO., AZ