This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**BANDI SALE**

Karen Johnson Davidson County
Batch# 721890 DEEDWARR
09/22/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210922-0127497

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deborah Bandi, Trustee of the Deborah Bandi Trust dated March 2, 2011,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Tanuja Reddy, a single woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 404, The Glen Condominiums, as established under Master Deed of record in Instrument Number 20070904-0105726, amended in Instrument Nos. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah Bandi, Trustee of the Deborah Bandi Trust dated March 2, 2011 by Warranty deed from Jeff Adams, a married man of record in Instrument No. 20160328-0028239, Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 28, 2016.

This is improved property also known as 1706 18th Avenue South, #304, Nashville, Tennessee 37212.

Map and Parcel: 104-08-0M-404.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 15th day of September, 2021.

Deborah Bandi, Trustee of the Deborah Bandi Trust
dated March 2, 2011

Deborah Bandi

Deborah Bandi, Trustee

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Bandi, Trustee of the Deborah Bandi Trust dated March 2, 2011, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2021.

Crystal D. Doyle

NOTARY PUBLIC

(SEAL)

CRYSTAL D. DOYLE NOTARY PUBLIC - STATE OF OHIO RECORDED IN CUYAHOGA COUNTY MY COMMISSION EXPIRES OCT. 25, 2025

My Commission Expires: 10/25/2025

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Cuyahoga

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$410,000.00** 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 15th day of September, 2021.

Deborah Bandi

Affiant

Crystal D Doyle

NOTARY PUBLIC

(SEAL)

CRYSTAL D. DOYLE NOTARY PUBLIC - STATE OF OHIO RECORDED IN CUYAHOGA COUNTY MY COMMISSION EXPIRES OCT. 25, 2025

My commission expires: 10/25/2025

Grantee(s) Name, Address:	Send Tax Statement To:
Tanuja Reddy	NEW OWNER
1706 18th Avenue South #304	
Nashville, TN 37212	

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/15/21.

Affiant Signature

9/20/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/20/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON