This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13961-SL

Karen Johnson Davidson County
Batch# 738129 DEEDWARR
10/18/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20211018-0139405

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pradeep Charan and Vamsi Mareddy 2916 Stonefield The Colony, TX 75056	Ruoff Mortgage 1700 Magnavox Way Fort Wayne, IN 46804	106-13-0A-002.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Chelsea Pittman Swanson f/k/a Chelsea Pittman, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Vamsi Krishna Reddy Mareddy, a Married Man and Pradeep Charan, a Married Man**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2148 Oakland Street, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2148 Oakland Street, a Horizontal Property Regime, of record in Instrument Number 20161116-0120616 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chelsea Pittman, single woman, by Warranty Deed from Village Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170905-0091072, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

Blake Swanson joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **2150 A Oakland Street, Nashville, TN 37210**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2021.

GRANTOR:

Chelsea Pittman Swanson f/k/a Chelsea Pittman

Blake Swanson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chelsea Pittman Swanson f/k/a Chelsea Pittman and Blake Swanson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202110180139405

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 October 5, 2021.

Lauren Weber
Affiant Signature

October 5, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature
My Commission Expires: _____

Notary's Seal

