Karen Johnson Davidson County
Batch# 743206 DEEDWARR
10/25/2021 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20211025-0143277

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36643-09-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 21st day of October, 2021. Notary Public My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Shiva Chaithanya Pitla 812 Gloucester Lane Nashville, TN 37221	New Owner	141 05 0A 087.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Shane Mahoney Delaney and Stephanie M. Delaney, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Shiva Chaithanya Pitla, a single person ("Grantee"), Grantee's heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 812 Gloucester Lane, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 21st day of October, 2021.

GRANTORS:

Shane Mahoney Delaney

Stephanie M. Delaney

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane Mahoney Delaney and Stephanie M. Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of October, 2021.

Notary Public
My Commission Expires: 26 March 2023

NOTARY PUBLIC
AMY-RUTH HALLETT
Forsyth County
My Commission Expires
March 26, 2023
NORTH CAROLINA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Avondale Park, Phase 1, Section 2, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20081218-0121117, 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 Shane Mahoney Delaney and Stephanie M. Delaney, husband and wife, by Warranty Deed from Nicholas Tseffos and wife, Emily Tseffos, of record in Instrument No. 20190501-0040515, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park, Phase 1, Section 2, "Cluster Lot Subdivision", as recorded in Instrument No. 20081218-0121117.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.
4. Easement for Pump House & Drainage, recorded in Book 840, Page 540.
5. Easement for Right of Way (Transmission/Power Lines), recorded in Book 787, Page 7; Book 4193, Page 903 and Instrument No. 20060110-0003857.
6. Easement for Tennessee Valley Authority, recorded in Book 4273, Page 280.
7. Easement for Water Lines, recorded in Book 5738, Page 819; Book 5738, Page 832; Instrument No. 20080818-0084836 and Abandonment recorded in Instrument No. 20080826-0087638.
8. Easement for Sewer Lines, recorded in Book 7601, Page 400.
9. Easement for Utility, recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20040204-0013641; Instrument No. 20080701-0067906 and Instrument No. 20080818-0084836.
10. Easement for Access/Ingress/Egress, recorded in Instrument No. 20041207-0145662.
11. Easement for Ingress/Egress, recorded in Instrument No. 20080701-0067905 and Abandonment recorded in Instrument No. 20141029-0099984.
12. Easement for Sanitary Sewer and Appurtenances, recorded in Instrument No. 20090414-0033624.
13. Easement for Landscape, recorded in Instrument No. 20090414-0033629 and Instrument No. 20090429-0038537.
14. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867 and Instrument No. 20071002-0117293.
15. Inspection and Maintenance Agreement (Stormwater Facility) as set forth in instrument recorded in Instrument No. 20071002-0117293.
16. Declaration of Taking by USA recorded in Book 4228, Page 635.
17. Conveyance to USA (Substation) recorded in Book 4118, Page 694.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/22/2021 (date of document).

Affiant Signature

10/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025