This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14861-CD

Karen Johnson Davidson County
Batch# 776912 DEEDWARR
12/20/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211220-0167905

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2021.

Notary Public
My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen B. Wilcox, III and Rachel L. Wilcox 4212 Stone Hall Boulevard Hermitage, TN 37076	Tennessee Valley Federal Credit Union PO Box 23967 Chattanooga, TN 37422	085 04 0A 223.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Janakiram Lakkapragada, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Allen B. Wilcox, III and Rachel L. Wilcox, husband and wife, as to a 92.31%, undivided interest, and Susan Curtis , unmarried as to a 7.69% undivided interest, joint tenants with right of survivorship** hereinafter called the Grantee(s), his/her/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 Lot No. 223 as shown on the Plan of The Reserve At Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 2B Planned Unit Development, of record in Plat Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janakiram Lakkapragada, a married man, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20141205-0111786, in the Register's Office of Davidson County, Tennessee, dated November 26, 2014 and recorded on December 05, 2014.

Manideepthi Pemmaraju joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, martial or otherwise.

This is ☒ improved or ☐ unimproved property located at: **4212 Stone Hall Boulevard, Hermitage, TN 37076**.

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 Grantee paying his/her/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 10th day of December, 2021.

GRANTOR:

Venkata Janakiram Lakkapragada

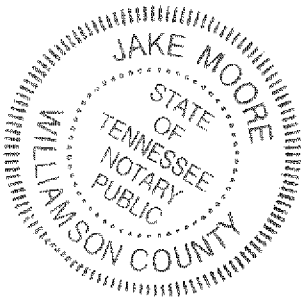
Manideepthi Pemmaraju

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Venkata Janakiram Lakkapragada and Manideepthi Pemmaraju, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of December, 2021.

Notary Public
My Commission expires: 8-24-22



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/10/21.

Date

Celia Stewart Rouse

Affiant Signature

12/10/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of Dec, 20 21.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

