This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15365-DJ

Karen Johnson Davidson County
Batch# 784837 DEEDWARR
01/05/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220105-0001876

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2021.

Notary Public
My Commission Expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandra Sekhar Vemula 5034 Edmonson Pike Nashville, TN 37211	Better Mortgage Corporation 175 Greenwich Street 59th Floor New York, NY 10007	147-10-0-218

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, **Mallikarjun Chatla, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chandra Sekhar Vemula, a single person**, hereinafter called the Grantee(s), his 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. 3 on the Plan of B.J. Homebuilders Subdivision, Section Two of record in Instrument No. 20020624-0075606, 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 Mallikarjun Chatla, single man, by deed from Rochelle Denise Howell, an unmarried woman, of record in Instrument No. 20181214-0121664, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 14, 2018.

The subject property is not nor has been the principal residence of Grantor's spouse nor any dependent.

This is improved property located at: **5034 Edmondson Pike, Nashville, TN 37211.**

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 29th day of December, 2021.

GRANTOR:

Mallikarjun Chatla

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mallikarjun Chatla, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202201050001876

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/29/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 12/29/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 29 **day of** December, 2021.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

