Karen Johnson Davidson County
Batch# 796662 DEEDWARR
01/28/2022 11:13:00 AM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20220128-0010438

WARRANTY DEED

STATE OF TENNESSEE 2021-837
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

(Affiant)

Sworn to and subscribed before me this 1st day of January, 2022.

Notary Public

My commission expires:

DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Suneel Boyareddygari and Prasanthi Boyareddygari (NAME)	**NEW OWNER** (NAME)	**104-06-0M-020.00**
316 Cynthia Lynn Ct (ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick Henry Martinez, married, and Lauren Kelly Martinez Riley, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Suneel Boyareddygari and Prasanthi Boyareddygari, a married couple**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee being Unit No.B6 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et. seq. as amended, TCA and as established by a Master Deed of record in Book 6686, page 708, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums and as set forth in said Master Deed of record in Book 6689, page 708, amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962, ad as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all the same property conveyed to Patrick Henry Martinez, a one-half (1/2) undivided interest and Lauren Kelly Martinez Riley, a one-half (1/2) undivided interest, by deed from Patrick Henry Martinez, Executor of the Estate of Lynne Thornton Gordon, deceased, of record in Instrument No. 20020531-0065907, said Register's Office.

This property is not the principal place of the Grantors herein.

For information purposes only: This is improved property known as 220 Fairmont Court, Nashville, TN 37203.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable;

(7) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. Seq, (8) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of Fairmont Square Condominium Association of record in Book 6686, page 708, as amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (9) Easement and Maintenance Agreement of record in Book 7051, page572 and as amended in Book 9850, page 210, said Register's Office, (10 Easement for sanitary sewer lines of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of January, 2022.

_____ (SEAL)
Patrick Henry Martinez

_____ (SEAL)
Lauren Kelly Martinez Riley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of January, 2022, before me personally appeared Patrick Henry Martinez and Lauren Kelly Martinez Riley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of January, 2022.

Notary Signature
My commission expires: 7-9-2024

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024