Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1630

Karen Johnson Davidson County
Batch# 804813 DEEDWARR
02/14/2022 11:20:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220214-0016698

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Dozier, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sunitha Gadamsetty, married woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Trebing Subdivision, First Revision of record in Plat Book 8250, Page 919, 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 Laura Alden by Warranty deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee of record in Instrument No. 20111019-0081273 Register's Office for Davidson County, Tennessee, dated September 07, 2011 and recorded on October 19, 2019.

Being the same property conveyed to Katherine Dozier, an unmarried woman by Warranty deed from Laura Alden, married of record in Instrument No. 20210201-0014456 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5952 Temple Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sunitha Gadamsetty 5952 Temple Road Nashville, TN 37221	Homebridge Financial Services, 194 Wood Avenue South, 9th Floor Iselin, NJ 08830	156-00-0-099.00

WITNESS THE EXECUTION HEREOF this 9th day of February, 2022.

Katherine Dozier

State of Tennessee)
County of Davidson)

On this 9th day of February, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Katherine Dozier , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 320,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of February, 2022.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON