Karen Johnson Davidson County
Batch# 816075 DEEDWARR
03/04/2022 02:08:37 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220304-0025151

DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-TAG-22-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Mulligan	**Highlands Residential Mortgage, Ltd.**	
(NAME) **306 Mapleton Aly**	(NAME) **950 W. Bethany Drive, Suite 800**	**097 02 0A 091.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Allen, TX 75013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANVESH REDDY AND SAIKA KASIREDDY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA MULLIGAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in Davidson County, Tennessee and being Lot No. 91 on the plan of the Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anvesh Reddy, married man, by Warranty Deed from Cynthia Hagerman, a single woman, of record in Instrument No. 20170719-0072888, in the Register's Office of Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017. Saika Kasireddy, spouse of Anvesh Reddy, herby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Phase One, Section One, Revision Two, as recorded in Instrument No. 20090603-0051286.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, being amended in Instrument No. 20170906-0091483.
- Covenants, Conditions and Restrictions as set forth in Declaration of Easement for Villages of Riverwood recorded in Instrument No. 20081209-0118828.
- Easement recorded in Instrument No. 20051219-0152200.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 Mapleton Aly, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 1st DAY OF MARCH, 2022.

Anvesh Reddy

Saika Kasireddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANVESH REDDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAIKA KASIREDDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212