Karen Johnson Davidson County
Batch# 829278 DEEDWARR
03/28/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220328-0035087

Warranty Deed

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,000.00. Affiant Subscribed and sworn to before me, this the 11th day of March, 2022. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ramakrishna Arumalla	New Owner(s)	071-08-0B-002.00-CO
312B Prince Avenue	585 S. Blvd. E.	
Nashville, TN 37207	Pontiac MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN SCHNEIDER AND MORGAN LINDSEY MCMAHAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMAKRISHNA ARUMALLA**, A married man, 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 Unit 312B of Prince Street Homes, a Horizontal Property Regime with Private Elements, established by Declaration of record in Instrument No. 20161020-0111164 and amendment recorded in Instrument No. 20161109-0118764, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set forth on Exhibit B to Declaration of record in Instrument No. 20161020-0111164, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Jordan Schneider, an unmarried person and Morgan Lindsey McMahan, an unmarried person, as joint tenants with right of survivorship by Warranty deed from David B. Kelly and wife Shannon Kelly of record in Instrument No. 20180102-0000591 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 02, 2018.

Being the same property conveyed to Jordan Schneider and Morgan Lindsey McMahan, husband and wife by Quitclaim deed from Jordan Schneider and Morgan Lindsey McMahan, husband and wife of record in Instrument No. 20200921-0108034 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 312B Prince Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2022.

Jordan Schneider

Morgan Lindsey McMahan

STATE OF Montana
COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan Schneider and Morgan Lindsey McMahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2022.

Notary Public

My Commission Expires: 10/06/2024

HANNAH DAVENPORT
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
October 6, 2024

HANNAH DAVENPORT NOTARIAL SEAL STATE OF MONTANA

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/11/2022 (date of document).

Affiant Signature

3/18/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY