WARRANTY DEED

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,350,000.00.

Affiant

Subscribed and sworn to me on March 23, 2022.

NOTARY PUBLIC

My Commission Expires:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34877

Karen Johnson Davidson County
Batch# 830125 DEEDWARR
03/28/2022 03:46:17 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00

20220328-0035775

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jayaprakash Gattu and Sathvika Gottam 1916 Castleman Drive Nashville, TN 37215	NEW OWNER	131-07-1L-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayne Enterprises, GP, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jayaprakash Gattu and Sathvika Gottam, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1916B of Castleman Homes, a Horizontal Property Regime, on the plan appended to the Declaration of Covenants, Conditions and Restrictions of Castleman Homes of record in 20200212-0016106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The easements, restrictive covenants, conditions, and regulations imposed upon the unit, property, co-owners, and tenants of Castleman

Homes contained therein are incorporated herein by reference and made a part hereof, the same as copied herein.

Being part of the same property conveyed to Wayne Enterprises, GP, a Tennessee general partnership, by Warranty Deed from Christie Bennett Buchta and Kenneth Edward Buchta, wife and husband, of record on July 24, 2018 as Instrument No. 20180724-0072076, Register's Office for Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ **improved property known as:**

1916 Castleman Drive, Unit 1916B, Nashville, TN 37215

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, and its successors 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. 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 23rd day of March, 2022.

Wayne Enterprises, GP, a Tennessee general partnership

BY: _____
Adam Wayne
Authorized General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Wayne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized General Partner of Wayne Enterprises, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Authorized General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself in his capacity as said Authorized General Partner.

Witness my hand and official seal, this 23rd day of March, 2022.

_____
Notary Public

My Commission Expires: 1/4/2026

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY