Karen Johnson Davidson County
Batch# 845808 DEEDWARR
04/26/2022 11:53:03 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220426-0047930

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Suneel Boyareddygari and Prasanthi Boyareddygari		Parcel ID: 104 06 0M 004.00-CO
(NAME) 316 Cynthia Lynn Ct	(NAME) New Owner	
(ADDRESS) Bowling Green, KY 42103	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karuna Dagadu Gujar and Sandeepkumar Kothiwale, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suneel Boyareddygari and Prasanthi Boyareddygari, husband and wife**, hereinafter called the Grantees, 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 A-4 on the Plan of Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Plat Book 6250, Page 825, amended in Plat Book 6900, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Pages 962 and 963, and Book 6893, Page 62, said Register's Office, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Karuna Dagadu Gujar and Sandeepkumar Kothiwale, wife and husband, by Warranty Deed from Karu Jayathilake, married, dated March 29, 2016 and recorded March 3, 2016 in Instrument 20160331-0030652, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Fairmont Court, Nashville, TN 37203

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 we do covenant with the said Grantees 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 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.

Witness our hands this 25 day of April, 2022

Karuna Dagadu Gujar

Sandeepkumar Kothiwale

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Karuna Dagadu Gujar and Sandeepkumar Kothiwale, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of April, 2022.

Notary Public

My Commission Expires: 4/20/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY