Name and Address of New Owner:
Vinesh Reddy Gudla
300 Stewarts Ferry Pike
Unit 1
Nashville, TN 37214
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 846015 DEEDWARR
04/27/2022 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.38
20220427-0048199

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-07-0B-001-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Taylor Paulk and Karissa Paulk, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vinesh Reddy Gudla,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric Taylor Paulk and Karissa Paulk, husband and wife, by Warranty Deed from FPH Investments, GP, a Tennessee Partnership, of record in Instrument No. 20190430-0039763, Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 30, 2019. (Value of consideration shown in aforementioned deed $245,000.00.)

For informational purposes only: Being also known as 300 Stewarts Ferry Pike, Unit 1, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2022.

Eric Taylor Paulk by Karissa Paulk, his Attorney-In-Fact (SEAL)
Eric Taylor Paulk by Karissa Paulk, his Attorney-In-Fact

Karissa Paulk (SEAL)
Karissa Paulk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 15th day of April, 2022..

KANDICE EUBANKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My commission expires: 10/30/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Karissa Paulk,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Eric Taylor Paulk,** and acknowledged that she executed the same as the free act and deed of the said **Eric Taylor Paulk.**

Witness my hand and official seal this 15th day of April, 2022

KANDICE EUBANKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My commission expires: 10/30/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of April, 2022.

Notary Public
My commission expires: 3/22/26

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

File No. GNT-22-2140

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/15/22 (date of document).

Jennifer L. Pennell

4/18/22

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026