THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541149

Karen Johnson Davidson County
Batch# 873554 DEEDWARR
06/17/2022 10:05:59 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220617-0069495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2022.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suneel Boyareddygari and Prasanthi Boyareddygari, and Vasanthi S. Budamgunta 316 Cynthia Lynn Ct Bowling Green, KY 42103	New Owner	Tax Parcel ID No. 104-06-0M-021.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doug Dawson and Melinda Dawson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Suneel Boyareddygari and Prasanthi Boyareddygari, husband and wife, as to a 50% interest and Vasanthi S. Budamgunta, as to a 50 % interest, as tenants in common with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-5 , on the Horizontal Property Regime for Fairmont Court Condominiums, as recorded in the Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962 and in Book 6893, page 62 and as shown on plat of record in Plat Book 6250, page 825 and amended in Plat Book 6900, page 98 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DOUG DAWSON AND MELINDA DAWSON, HUSBAND AND WIFE, by deed from STEVEN KYLE KIRBY AND STEVEN JAMES KIRBY AND KELLY KIRBY, HUSBAND AND WIFE, of record in Instrument No. 20210809-0106739 , dated July 27, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-06-0M-021.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 825, said Register's Office.
Rights of others in and to party walls.

Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962 and in Book 6893, page 62, said Register's Office.

This is improved property located at 221 Fairmont Count Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2022.

Doug Dawson

Melinda Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doug Dawson and Melinda Dawson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2022.

Notary Public

My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022