Karen Johnson Davidson County
Batch# 888155 DEEDWARR
07/13/2022 10:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220713-0080519

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Naga Surya Sushanth Kothapally, 3523 Steffisburg Drive, Nashville, Tennessee 37211

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Naga Surya Sushanth Kothapally	Naga Surya Sushanth Kothapally	161150B07800CO
3523 Steffisburg Drive	3523 Steffisburg Drive	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, NAGA SURYA SUSHANTH KOTHAPALLY, now married and joined by his spouse SNEHA BONDUGULAPATI, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto NAGA SURYA SUSHANTH KOTHAPALLY, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 3523 Steffisburg Drive, Nashville, Tennessee 37211, his heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 241, together with the private elements appurtenant thereto, on the Plan of Rosemonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, el seq., as amended, Tennessee Code Annotated, as established by Master Deed of Rosemonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the Plan of Rosemonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of Rosemonte Townhomes, of record in instrument no. 20070517-0059078, for a more complete identification and description of said unit.

Tax ID No.: 161150B07800CO

BEING the same property conveyed to Grantor herein by Deed recorded Instrument No. 20190430-0039581 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3523 Steffisburg Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of April, 2021.

NAGA SURYA SUSHANTH KOTHAPALLY

SNEHA BONDUGULAPATI

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NAGA SURYA SUSHANTH KOTHAPALLY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of April, 20 21.

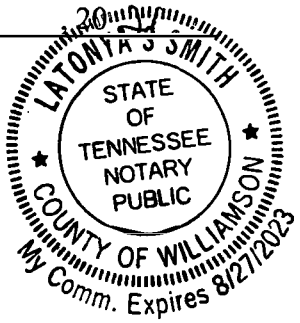
LaTonya S Smith
Notary Public
My Commission expires: 8/27/2023 LSS



STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SNEHA BONDUGULAPATI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of April 20 21.

LaTonya S Smith
Notary Public
My Commission expires: 8/27/2023 LSS



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NAGA SURYA SUSHANTH KOTHAPALLY

Subscribed and sworn to before me this 20 day of April, 2021.

LaTonya S Smith
Notary Public
My Commission expires: 8/27/2023



STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this the 20 **Day of** April **2021**

LaTonya S Smith
Notary

Oath of Consideration or directly underneath the Oath of Consideration. The statement "Exempt per T.C.A. 67-4-409(a)(3)(A)(i)

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this the 20 **Day of** April **2021**

Notary

Oath of Consideration or directly underneath the Oath of Consideration. The statement "Exempt per T.C.A. 67-4-409(a)(3)(A)(i)

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

True Copy Certification

I, Monica Cotto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Monica Cotto

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

