**Name and Address of New Owner:**
Christopher Scott Kunde, Jr. and Alyssa Kunde
969 Fairdale Court
Nashville, TN 37221

**This Instrument Prepared By:**
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

**Send Tax Statements To:**
New Owner

**Map & Parcel(s):**
141-05-0A-141-00

## WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hari Krishna Mada and Ramya Kashireddy, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Christopher Scott Kunde, Jr. and Alyssa Kunde, husband and wife**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 141, Final Plat, Avondale, Phase 2, Section 2B, according to survey and plat of same appearing of record in Instrument No. 20161103-0116517, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Hari Krishna Mada and Ramya Kashireddy, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170601-0054438, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017, and recorded on June 1, 2017.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 969 Fairdale Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Karen Johnson Davidson County
Batch# 898041 **DEEDWARR**
08/03/2022 10:37:56 AM 2 pgs
Fees: $13.00 Taxes: $2,164.13



20220803-0088393

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-22-969

WITNESS our hand this 29 day of July, 2022.

M. Hari Krishna

Hari Krishna Mada

Ramya

Ramya Kashireddy

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson (KC)

On this 29 day of July, 2022, before me personally appeared Hari Krishna Mada and Ramya Kashireddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of July, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 04-17-2023

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $584,900.00.

Affiant Signature

Subscribed and sown to before me, this the 29th day of July, 2022.

Stephanie Woodall

Notary Public
My Commission Expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025