THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 900319 DEEDWARR
08/08/2022 10:37:32 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20220808-0089862

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2022.

Notary Public
My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Venkata Manoj Challangi 3321 Love Circle Nashville, TN 37212	New Owner	Tax Parcel ID No. 104-06-0-138.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER DEGIOVINE AND JANET DEGIOVINE, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VENKATA MANOJ CHALLANGI, UNMARRIED** ("Grantee"), Grantee's 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 Lot No. 109A on the Plan of Zone Lot Division, Lots 107 & 109, West End Heights, as of record in Plat Book 332, page 124, amended in Plat Book 6900, page 272, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Janet DeGiovine and husband, Christopher DeGiovine by Warranty deed from Hilary A. Kanter, unmarried of record in Instrument No. 20080212-0014048 Register's Office for Davidson County, Tennessee, dated February 4, 2008 and recorded on February 12, 2008. (Value of consideration shown in aforementioned deed $318,000.00.)

This is improved property commonly known as: **3321 Love Circle, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RA-22-3321

IN WITNESS WHEREOF, Grantors have executed this instrument on this 1st day of August, 2022.

CHRISTOPHER DEGIOVINE

JANET DEGIOVINE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER DEGIOVINE AND JANET DEGIOVINE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____