WARRANTY DEED

Karen Johnson Davidson County
Batch# 917983 DEEDWARR
09/16/2022 01:30:36 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220916-0103579

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

SR

Affiant

Subscribed and sworn to me on September 16 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2026

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

KORTALEKELLEY LAW FIRM

R & R to:

THIS INSTRUMENT WAS PREPARED BY:
(TODD A. BRICKER, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36011

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Balaji Bondili and Meghna Bondili, 421B 36th Avenue North Nashville, TN 37209	NEW OWNER	092 09 4A 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virginia M. Wilson, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Balaji Bondili and Meghna Bondili, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 421 36th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 421 36th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20160104-0000581, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Virginia M. Wilson, by Warranty Deed from FPH Investments, G.P., a Tennessee general partnership, of record on October 11, 2016 in Instrument No. 20161011-0107526, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Subdivision of W.R. Wilson Tract West Nashville, as recorded in Plat Book 332, Page(s) 161.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160104-0000581.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

421B 36th Avenue North, Nashville, TN 37209

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

WITNESS my/our hand(s) this _____ day of September, 2022.

Virginia M. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Virginia M. Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he executed the same as her free act and deed.

Witness my hand and official seal on September 8th, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 05, 2025