Karen Johnson Davidson County
Batch# 949666 DEEDWARR
12/08/2022 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,360.60
20221208-0128116

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $638,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-401

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Siva Svp Avula	Same as owner	117 08 0 005.00
(NAME) 2930 Primrose Circle	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Haley M. Cromwell, unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Siva Svp Avula, a married man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2928 Primrose Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 7 day of December, 2022.

GRANTOR:

Haley Cromwell

Haley Cromwell

STATE OF Alabama)

COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Haley Cromwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 7th day of December, 2022.

Notary Public

My Commission Expires: 10/31/2024

JACK R THOMPSON, JR
MY COMMISSION EXPIRES
OCTOBER 31, 2024
NOTARY PUBLIC
STATE OF ALABAMA

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Number 11 in Block B on the Plan of Belmont Terrace Annex No. 4 of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot Number 11 in Block B fronts 40.0 feet on the Southerly margin of Primrose Circle and extends back 138.4 feet on the Easterly line and 116.3 feet on the Westerly line to the right of way to the State of Tennessee, Department of Transportation, for highway purposes, in the rear, on which it measures 113.7 feet.

Included in the above description but generally excluded therefrom is that portion of the premises originally conveyed to the State of Tennessee for highway purposes by deed of record in Book 4758, Page 255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haley M. Cromwell, unmarried woman, by Warranty Deed from Andrew Ammon and Danielle Ammon, husband and wife, of record in Instrument No. 20210310-0031438, in the Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 10, 2021.

Being the same property conveyed to Andrew Ammon and Danielle Ammon, husband and wife, by Warranty Deed from Andrew J. Ritter and Kaneil Ritter, Husband and Wife, of record in Instrument No. 20170619-0060968, in the Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 19, 2017.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 7, 2022.

Signature
Date: December 7, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 7th day of December, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025