WARRANTY DEED

Karen Johnson Davidson County
Batch# 965808 DEEDWARR
01/30/2023 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20230130-0006876

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $1,095,000.00.

Tammy Carney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/30/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2023-1103

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Harikrishna Tandri and Anuradha Boddeti	Truist Bank	105-09-0-282
1008 Waverly Avenue	1001 Semmes Ave	
Nashville, TN 37203	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brenton M. Oswandel and Carrie Ann Oswandel, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harikrishna Tandri and Anuradha Boddeti, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 250 feet of Lot No. 11 on the Plan of Jones and Dudleys Addition to Nashville, as of record in Book 57, Page 147, Register's Office for Said County.

Said part of Lot No. 11 fronts 50 feet on the northerly side of Waverly Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brenton M. Oswandel, unmarried, by deed dated 2/25/2019, and recorded 3/7/2019, from Province Builders, LLC, and Christopher L. Cantrell, a married man, of record as Instrument No. 20190307-0021255; and being the same property conveyed to Brenton M. Oswandel and Carrie Ann Oswandel, husband and wife, by deed dated 11/20/2020, and recorded 12/11/2020, from Brenton M. Oswandel, a married man, who acquired title as unmarried, joined in execution by his spouse and Carrie Ann Oswandel, of record as Instrument No. 20201211-0145345, both in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1008 Waverly Avenue, Nashville, TN 37203.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand on January 30, 2023.

Brenton M. Oswandel

Carrie Ann Oswandel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Brenton M. Oswandel and Carrie Ann Oswandel, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 30, 2023.

Notary Public

My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 30th day of January, 2023.

Affiant Signature
Date 01/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON