WARRANTY DEED

Karen Johnson Davidson County
Batch# 966419 DEEDWARR
02/02/2023 10:45:57 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20230202-0007698

BS-RN-23-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Akshitha Veeramaneni	**New Owner**	
(NAME)	(NAME)	**081-12-0-014.00**
10137 Silversun St		
(ADDRESS)	(ADDRESS)	
Nampa, ID 83687		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **1705 10TH AVE N, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AKSHITHA VEERAMANENI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 285 on the Plan of McGavocks Addition, as of record in Book 21, page 23, Registers Office for said County. Said lot fronts 50 feet on the Westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Stephen Meade by Special Warranty Deed from Equicredit Corporation of America of record in Instrument No. 20011121-0127839, Register's Office for Davidson County, Tennessee, dated November 13, 2001 and recorded on November 21, 2001.

Being a portion of the same property conveyed to Helen Katherine Creason Meade by Quitclaim Deed from Mr. Stephen F. Meade, to create a tenancy by the entireties, of record in Instrument No. 20060928-0119917, Register's Office for Davidson County, Tennessee, dated September 27, 2006 and recorded on September 28, 2006.

Said Helen Katherine Creason Meade died April 29, 2010 vesting Stephen F. Meade as the surviving tenant.

Being the same property conveyed to 1705 10th Ave N, LLC by Warranty Deed from Stephen F. Meade of record in Instrument No. 20220817-0093305, Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1705 10th Ave N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 27th DAY OF JANUARY, 2023.

1705 10th Ave N, LLC

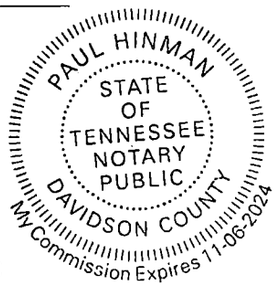
BY: _____
Robert Norris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 1705 10TH AVE N, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212