WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20407-RR

Karen Johnson Davidson County
Batch# 981558 DEEDWARR
03/16/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230316-0019061

THIS INSTRUMENT PREPARED BY:

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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00

Affiant

Subscribed and sworn to before me, this 15 day of March, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ramakanth Gona 2603 Barclay Drive Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-12-0-067.00

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, **PETRA POPE, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RAMAKANTH GONA , 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. 27 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 80 feet on the Easterly margin of Barclay Drive and extends back 261.1 feet on the Northerly line and 263.2 feet on the Southerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to PETRA POPE, MARRIED by deed from WILLIAM E. POPE AND WIFE, BRIGITTE A. POPE of record in Instrument No. 20160927-0101712, dated September 27th, 2016, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **2603 Barclay Drive Nashville, TN 37206**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of March, 2023.

PETRA POPE

STATE OF Florida)
COUNTY OF Palm Beach)

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

Witness my hand and official seal at office this 6 day of March, 2023.

Notary Public
My Commission Expires:

Marc Epstein
Commission # HH 197805
Commission Expires 11-14-2025
Bonded Through - Cynanotary
Florida - Notary Public

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/16/23.

Affiant Signature

3/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires