WARRANTY DEED

Karen Johnson Davidson County
Batch# 988187 DEEDWARR
04/04/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20230404-0024524

File #23-DM-0764-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026 (AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Surya Prakash Rao Chavali and Shalini Vemuri	Rocket Mortgage LLC	
(NAME)	(NAME)	
1307 Avery Park Ln.	1050 Woodward Ave	**160 14 0C 064.00**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Detroit, MI 48226	
(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, **STEPHEN M. BAGWELL, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SURYA PRAKASH RAO CHAVALI AND SHALINI VEMURI, A MARRIED COUPLE** 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 Unit No. 764, on the Plan of Brentwood Trace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5818, Page 915, as amended in Book 5868, Page 70, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Brentwood Trace Condominiums Section II of record in Plat Book 5200, Page 376 and 377, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Stephen M. Bagwell, an unmarried man, by Warranty Deed from James Edward Kennon, Sr. and wife, Alice B. Kennon, of record in Instrument No. 20200331-0034227, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on March 31, 2020.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums Section II, as recorded in Plat Book 5200, Page(s) 376 & 377; said Register's Office.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, as amended by instrument(s) of record in Book 5868, Page 70; said Register's Office; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement recorded in Book 5878, Page 489, Book 6122, Page 419 and Book 6122, Page 424; said Register's Office.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **764 Fox Ridge Drive, Brentwood, TN 37027**.

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 30 day of March, 2023.

Stephen M. Bagwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Stephen M. Bagwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of March, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 3/30/2023.

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 3, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON