WARRANTY DEED

Karen Johnson Davidson County
Batch# 991731 **DEEDWARR**
04/13/2023 09.46 46 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20230413-0027113

DM-TAG-23-3508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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)
Victoria Ross and Jordan Poole	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**180 04 0B 177 00**
3508 Fair Meadows Dr	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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, **VISHNU VARDHAN RAO NELLURI AND PRATHUSHA KURRA, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA ROSS AND JORDAN POOLE, WIFE AND HUSBAND,** 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

Being Lot No 94, on the plan of Brookview Forest Phase V, of record in Instrument No 20090309-0021109, said Register's Office, reference to which is hereby made for a more complete description

Being the same property conveyed to Vishnu Vardhan Rao Nelluri and Prathusha Kurra, as Joint Tenants with Right of Survivorship, by Warranty Deed from John Ilcyn and Janet L Ilcyn, husband and wife, of record in Instrument No 20170323-0028597, in the Register's Office of Davidson County, Tennessee, dated March 22, 2017 and recorded on March 23, 2017

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookview Forest Phase V, as recorded in Instrument No 20090309-0021109
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20030829-0125803 as amended in Instrument No 20050505-0050962 and an Articles of Amendment to the Charter recorded in Instrument No 20030918-0138293
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4428, Page 138, Book 4479, Page 448 and Book 4276, Page 715 as re-recorded in Book 4404, Page 947
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20060104-0001198
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3508 Fair Meadows Dr, Nashville, Tennessee 37211**

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 10th DAY OF APRIL, 2023

Vishnu Vardhan Rao Nelluri

Prathusha Kurra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VISHNU VARDHAN RAO NELLURI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of April, 2023

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRATHUSHA KURRA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of April, 2023

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212