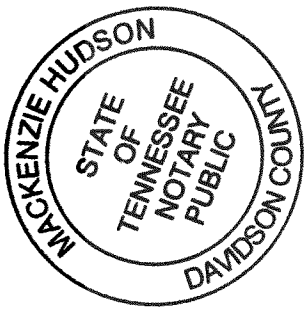
WARRANTY DEED



File No.: RPR-23-920A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kushalappa Biddanda	Movement Mortgage, LLC	061-11-0-357.00
(NAME)	(NAME)	
920A Virginia Avenue Nashville, TN 37216	8024 Calvin Hall Road Indian Land, SC 29707	
(ADDRESS)	(ADDRESS)	

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, I/WE, **RYAN W. PRATT AND LAUREN PRATT, A MARRIED COUPLE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KUSHALAPPA BIDDANDA, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs 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. 2 on the Final Plat Resubdivision of Lot 23 Maplewood Manor Subdivision, of record in Instrument No. 20220131-0011219, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Ryan W. Pratt, married, from Gilbert R. Spurlock, unmarried, by Warranty Deed dated July 15, 2021, recorded July 20, 2021, in Instrument No. 20210720-0097478, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 920A Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, 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.

Karen Johnson Davidson County
Batch# 998413 DEEDWARR
05/02/2023 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20230502-0032293

Witness my/our hand(s) this 1st day of May, 2023.

Ryan W. Pratt

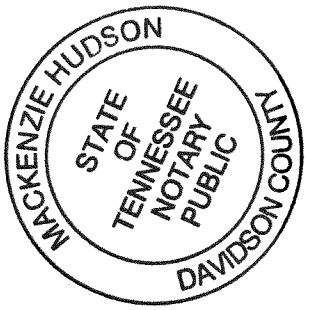
Lauren Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared Ryan W Pratt and Lauren Pratt, 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 1st day of May, 2023.

Notary Signature
My commission expires: 9-8-25



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 May 1, 2023.

Affiant Signature

5/1/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RPR-23-920A