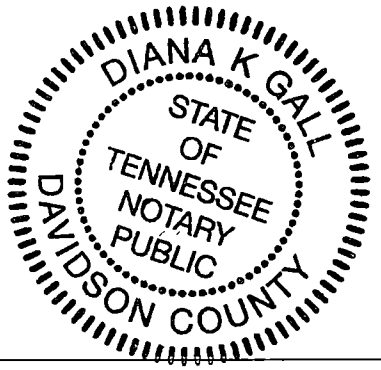
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elston He and Pratyusha Yalamanchi	Synovus Bank	
(NAME) 6105B Louisiana Ave	(NAME) 800 Shades Creek Parkway	091 02 2H 002 00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRIAN JOSEPH SHEA AND MEGAN LARKIN SHEA,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELSTON HE AND PRATYUSHA YALAMANCHI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit 2 of 6105 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6105 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170227-0019181, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6105 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170227-0019181, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brian Joseph Shea and Megan Larkin Shea, Husband and Wife, by Warranty Deed from Oliver Partners, LLC II, a Tennessee Limited Liability Company, of record in Instrument No. 20200602-0056588, in the Register's Office of Davidson County, Tennessee, dated June 02, 2020 and recorded on June 02, 2020.

Brian Joseph Shea herein signed as Attorney in fact for Megan Larkin Shea. Said Power of Attorney is of record Instrument No. 20230512-0035496 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6105B Louisiana Ave , Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1002551 DEEDWARR
05/12/2023 10 34 21 AM 2 pgs
Fees $13 00 Taxes $2,608 50

20230512-0035497

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 GRANTEES 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 GRANTEES, 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 hand this 10th day of May, 2023.

BRIAN JOSEPH SHEA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Joseph Shea ,the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained Witness my hand and official seal this 10th day of May, 2023

KEVIN D MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires 10/2/23

Commission expires:

Notary Public

Witness my hand this 10th day of May, 2023.

Megan Larkin Shea by: Attorney in fact

MEGAN LARKIN SHEA

BY BRIAN JOSEPH SHEA, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Joseph Shea, to me known to be the person who executed the foregoing instrument on behalf of Megan Larkin Shea and acknowledged that he executed the same as the free act and deed of Megan Larkin Shea

KEVIN D MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires 10/2/23

Commission expires:

Notary Public