Karen Johnson Davidson County
Batch# 1009838 DEEDWARR
06/01/2023 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230601-0041243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

W-SR-23-307

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)
Royce Landon Stubblefield, II and Katherine Marie Klockenkemper	**Legacy Home Loans LLC dba Steadfast Mortgage**	
(NAME) **307 Rose Hall**	(NAME) **1036 Stearman Dr., Ste. 6**	**104-06-0N-307.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **White House, TN 37188**	
(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, **RUDRA PRAKASH AND WIFE, REETA MISRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROYCE LANDON STUBBLEFIELD, II AND KATHERINE MARIE KLOCKENKEMPER, HUSBAND AND WIFE,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 of Rose Hall Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 379, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rudra Prakash and wife, Reeta Misra by Warranty Deed from Kathleen A. Alexander and Kathleen G. Morris, as joint tenants with the right of survivorship of record in Instrument No. 20160114-0004082 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 379, amending Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Rose Hall of record in Book 7307, Page 760, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7307, Page 769, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 Rose Hall, Nashville, Tennessee 37212**.

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 31st DAY OF MAY, 2023.

Rudra Prakash

Reeta Misra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDRA PRAKASH, 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 31st of May, 2023.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REETA MISRA, 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 31st of May, 2023.

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of June, 2023.

Affiant Signature
Date 5-31-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON