RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010461 DEEDWARR
06/02/2023 10 25 06 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20230602-0041770

File #23-PA-6411-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KRISTINA GIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 1/12/2026

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)
Shivacharan Reddy Mandhala	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**102 04 0C 022 00**
6411 Charlotte Road, Unit 306	**585 South Blvd East**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Pontiac, MI 48341**	
(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, **LOGAN COLE BLEVINS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIVACHARAN REDDY MANDHALA** 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 306 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Flats at West Meade, a Condominium Development, of record in Instrument No 20191029-0111038 and amended in Instrument No 20201008-0117351, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No 20191029-0111038, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Logan Cole Blevins, an unmarried man, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability Company, of record in Instrument No 20210201-0013963, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021

This conveyance is subject to
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horton Heights, Section I, as recorded in Book 2133, Page 28

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20191029-0111038, as amended in Instrument No 20201008-0117351

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for

Stormwater Facilities and Systems recorded in Instrument No. 20190923-0096479.

*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20191004-0101962
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6411 Charlotte Road Circle, Unit 306, Nashville, TN 37209**.

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 1st day of June, 2023.

Logan Cole Blevins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2023, before me personally appeared Logan Cole Blevins, 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 June, 2023

Notary Signature
My commission expires: 8-20-2023

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

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