Karen Johnson Davidson County
Batch# 1011796 DEEDWARR
06/06/2023 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,042.40
20230606-0042934

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,000.00.

Affiant DAVID GREENWALT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 06-22-2025
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
~~Allegheny County~~
My Commission Expires June 22, 2025
Commission Number 1400134

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MAHESHWARA PRASAD VELAGAPUDI AND ANURADHA SETTIPALLI	NEW OWNER	091-02-4W-074.00
(NAME)	(NAME)	
2048 Edison Park Lane	2048 Edison Park Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Tatum Schultz, a single woman and Aaron Heiliger, a single man, as tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MAHESHWARA PRASAD VELAGAPUDI AND ANURADHA SETTIPALLI AS TRUSTEES OF THE VELAGAPUDI AND SETTIPALLI FAMILY LIVING TRUST DATED DECEMBER 22, 2016,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

File No.: 2023-0526
Warranty Deed TN

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 74, on the plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made of a more complete description.

Being the same property conveyed to Tatum Schultz, a single woman and Aaron Heiliger, a single man, as tenants in common with right of survivorship by Warranty Deed from Toll Southeast LP Company, Inc., A Delaware corporation, of record in Instrument No 20220527-0061746, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2048 Edison Park Lane, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

Effective the 1 day of JUNE, 2023.

Tatum Schultz

Aaron Heiliger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1 day of June, 2023, before me personally appeared Tatum Schultz and Aaron Heiliger, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0526
Warranty Deed TN

Certificate of Authenticity

I Laura Susnjer, 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 06/01/23

06/06/23

Name:

STATE OF: PA

COUNTY OF: Allegheny

Sworn to and subscribed before me on 06/06/23 by Laura Susnjer

Notary Public: Cara Sue Taucher, Notary Public

My Commission Expires: 06-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134