Karen Johnson Davidson County
Batch# 1015588 DEEDWARR
06/15/2023 02:04:50 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20230615-0045808

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1420-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2023.

Notary Public
My Commission Expires: _____

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Josyula R. Rao and Darsana P. Josyula 7241 Preservation Court Fulton, MD 20759	United Nations Federal Credit Union 2401 44th Rd Long Island City, NY 11101	104 12 0C 202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Debra Grimes, a unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Josyula R. Rao and Darsana P. Josyula, 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 No. 202 on the Plan of Villages at Acklen, a Horizontal Property Regime, with Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705; 20061108-0139002; 20061115-0141802; 20061227-0158825; and 20070621-0074025, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Debra Grimes, unmarried, by Warranty Deed from Alliance Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20070806-0093025, in the Register's Office of Davidson County, Tennessee, dated July 30, 2007 and recorded on August 06, 2007.

This is improved property located at: **2112 Acklen Avenue, #202, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2023.

GRANTOR:

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Grimes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2023.

SPENCER LAMBERT NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/4/24