WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21227-AA

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,670.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 6/23/26

(AFFIX SEAL)

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fjorentin Kotobelli Fabjola Kotobelli	Community Mortgage Corporation	108070B04400CO
(NAME)	(NAME)	
144 N Timber Dr.	142 Timber Creek Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cordova, TN 38018	
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vijeth Yakkanti, unmarried, and Vijaya Rama Yakkanti and Vijaya Latha Yakkanti, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fjorentin Kotobelli, a married man, and Fabjola Kotobelli, his 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, as described as follows to-wit:

Being Unit 44, Building C, Timberlake Condominium, as established under Master Deed of record in Book 6549, Page 475, in the Register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Vijeth Yakkanti and Vijaya Rama Yakkanti, by deed of record in Instrument No. 20220506-0052515 , Register's Office for Davidson County, Tennessee.

Vijaya Latha Yakkanti joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 144 N Timber Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1035051 DEEDWARR
08/07/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $860.88
20230807-0060611

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/our hands this 4th day of August, 2023.

Vijeth Yakkanti

Vijaya Rama Yakkanti

Vijaya Latha Yakkanti

State of Tennessee
County of Davidson

Personally appeared before me Vijeth Yakkanti and Vijaya Rama Yakkanti and Vijaya Latha Yakkanti, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2023.

Notary Public
My Commission Expires:

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-06-2026

File No.: 16918

Certificate of Authenticity

I, LARRY LYON, do hereby make oath that I am 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 8/4/23.

Affiant Signature

8/4/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 4TH day of AUGUST, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

