Karen Johnson Davidson County
Batch# 1041488 DEEDWARR
08/22/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20230822-0065696

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF August, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Affix Seal)

VANGALA-H23235

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Krishna Vangala and Kanchana Challa, husband and wife	NEW OWNERS	83-8-118
915 Potter Lane	9518 Glenfiddich Trace	
Nashville, TN 37206	Brentwood, TN 37027	

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, I/we, DAVID R. NEELY AND SUZANNE N. HOLMES AND JENNIFER N. HOWARD AND CHERYL L. NEELY, AS INDIVIDUALS AND HEIRS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KRISHNA VANGALA AND KANCHANA CHALLA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Rosewood Heights, Section V, as of record in Book 2331, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 85 feet on the Easterly side of Potter Lane and runs back 154.5 feet on the North line and 154.8 feet on the South line to a deadline measuring 85 feet thereon.

Being the same property conveyed to David R. Neely and Suzanne N. Holmes and Jennifer N. Howard and Cheryl L. Neely, as individuals and heirs by deed from Suzanne Holmes, Executrix for the Estate of Barbara Jean Markham Neely of record in Inst. # 202306260048447, recorded on 06/26/2023, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

( ) unimproved
This is (X) improved property known as 915 Potter Lane, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17th day of August, 2023 :

Suzanne N. Holmes
SUZANNE N. HOLMES

Cheryl L. Neely by Suzanne N. Holmes Attorney In Fact
CHERYL L. NEELY by SUZANNE N. HOLMES, Attorney In Fact

David R. Neely by Patty Copeland Attorney In Fact
DAVID R. NEELY by PATTY COPELAND, Attorney In Fact

Jennifer N. Howard by Patty Copeland Attorney In Fact
JENNIFER N. HOWARD by PATTY COPELAND, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named SUZANNE N. HOLMES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 17th day of August, 2023.

Notary Public

My Commission Expires: 5/19/27

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, SUZANNE N. HOLMES, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHERYL L. NEELY, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said CHERYL L. NEELY for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 17 day of August 2023.

My Commission Expires:

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, PATTY COPELAND, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAVID R. NEELY AND JENNIFER N. HOWARD, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said DAVID R. NEELY AND JENNIFER N. HOWARD for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 17 day of August 2023.

My Commission Expires:

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 17, 2023.

J. Carlton Drumwright

August 17, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY