WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050263 DEEDWARR
09/15/2023 10 10 09 AM 2 pgs
Fees: $13.00 Taxes $1,602 10

20230915-0072405

G-P-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Ramesh Venkatapuram Reddy and Vijaya Venkatapuram Reddy	**New Owner**	
(NAME)	(NAME)	
5068 Littleville Rd	NEW OWNER	142-07-0I-008.00-CO
(ADDRESS)	(ADDRESS)	
Haleyville, AL 35565		
(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, **CYNTHIA KNIGHT AND JACKIE MOORE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMESH VENKATAPURAM REDDY AND VIJAYA VENKATAPURAM REDDY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 505, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H. B. Hows of record in Plat Book 5190, page 195 and Lot No 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia Knight, unmarried by Warranty deed from 7301 Highway 70 LLC, a Tennessee limited liability company of record in Instrument No. 20160706-0069300 Register's Office for Davidson County, Tennessee, dated July 05, 2016 and recorded on July 06, 2016.

The said Cynthia Knight having since married. Jackie Moore joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 195, amended in Book 6501, Page 474 and Plat Book 8250, Page 929, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), with By-Laws and Articles of Incorporation of Harpeth Park Townhomes Owners Association, Inc, appended thereto, of record in Instrument Number 20150430-0038713 and amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Harpeth Park Townhomes attached as Exhibit "B" to the First Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, of record in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee.
- Easement Agreement establishing an appurtenant easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement granted to Harpeth Valley Utilities District of record in Book 10791, Page 725 (to be abandoned per Plat of record in Book Plat Book 8250, Page 929), in the Register's Office for Davidson County, Tennessee

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150421-0035335, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20160520-0050707, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20160129-0008673, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **505 Harpeth Park Drive, Nashville, Tennessee 37221**.

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 13th DAY OF SEPTEMBER, 2023

Cynthia Knight

Jackie Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA KNIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212