This instrument prepared by
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number 9-2141-KS

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000 00

Affiant

Karen Johnson Davidson County
Batch# 1058961 DEEDWARR
10/09/2023 10:25 32 AM 3 pgs
Fees. $18 00 Taxes $1,979 50
20231009-0079219

Subscribed and sworn to before me, this the 6th day of October, 2023

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

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suvarchala Devi Chiravuri 1010 16th Avenue South #201 Nashville, TN 37212	New Owner	105-01-0B-201 00-CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Paige Wolf and Josh Wolf, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Suvarchala Devi Chiravuri**,* hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

*a married woman

A certain condominium located in Davidson County, Tennessee, being Unit No 201 of Ten Ten on the Row, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ten Ten on the Row of record in Instrument Number 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No 20090507-0041965, Instrument No 20090929-0090277 and Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Paige Harrison by Warranty deed from L5 Investments IV, LLC,a Florida limited liability company of record in Instrument No. 20170310-0024062 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 10, 2017 (Value of consideration shown in aforementioned deed $413,500 00)

Being the same property conveyed to Paige Wolf and Josh Wolf, wife and husband by Quitclaim deed from Paige Harrison N/K/A Paige Wolf, married of record in Instrument No. 20210415-0050525 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 15, 2021 (Value of consideration shown in aforementioned deed $0 00)

This is improved property located at **1010 16th Avenue South, 201, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 6th day of October, 2023

GRANTOR

Josh Wolf

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Wolf 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 he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 6th day of October, 2023

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2023.

GRANTOR:

Paige Wolf

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paige Wolf, 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 27th day of September, 2023

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026