Karen Johnson Davidson County
Batch# 1067476 DEEDWARR
11/02/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,453.55
20231102-0085664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

File #23-PA-0506-PK

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sai Praveen Reddy Polimera & Charankumar Akiri	**New Owner**	
(NAME)	(NAME)	**119-13-0-164**
506 Morton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **SONNIE WHITMORE POTTS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAI PRAVEEN REDDY POLIMERA, a married man and CHARANKUMAR AKIRI, A MARRIED MAN, TENANTS IN COMMON,** 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 Lot No. 57 on the Plan of College Heights, of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Archie Potts, by County Court Clerk's Deed from L. Kenneth Johnson, Admr. Of the Estate of Virginia Earls Ray, Deceased vs Emery H. Earls, et al, of record in Book 4578, Page 783, in the Register's Office of Davidson County, Tennessee, dated February 23, 1972 and recorded on February 24, 1972.

Further being the same property conveyed to Sonnie Whitmore Potts, married, by Warranty Deed from Archie Potts, married, of record in Instrument No. 20131219-0128326, in the Register's Office of Davidson County, Tennessee, dated December 18, 2013 and recorded on December 19, 2013. The said Sonnie Whitmore Potts having since divorced pursuant to Final Decree of Divorce of record in Case No. 20D-1660, in the Register's Office for Davidson County, Tennessee. Kelly Herbert Potts, former spouse of Sonnie Whitmore Potts, does hereby join in the execution of this deed to convey any and all marital interest she may have in said property.

This conveyance is subject to:
* Property Taxes for the year 2024 and subsequent, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Heights, as recorded in Plat Book 332, Page(s) 19.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **506 Morton Avenue, Nashville, TN 37211**.

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 31st day of October, 2023.

Sonnie Whitmore Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Sonnie Whitmore Potts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Kelly Herbert Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Kelly Herbert Potts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 31, 2023.

Affiant Signature

10/31/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of October, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY