Name and Address of New Owner:
Praveen Mellacheruvu
1815 Ridley Blvd, Unit 7
Nashville, TN 37203

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23101454

Map and Parcel: 105 10 0J 007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kayla Adams, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Praveen Mellacheruvu, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit 7 of The Nines at Wedgewood Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated 66-27-103(b) of record in Instrument Number 20150930-0099342, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, contained in Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kayla Adams, unmarried by Warranty Deed filed for record on July 11, 2016 in Instrument Number 20160711-0070430, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of The Nines at Wedgewood Townhomes of record in Instrument Number 20150930-0099342; By-Laws as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for The Nines at Wedgewood Townhomes of record in Instrument Number 20150930-0099342; All matters of plat as set forth on Exhibit "C" of of Declaration of Covenants, Conditions and Restrictions for The Nines at Wedgewood Townhomes of record in Instrument Number 20150930-0099342; HOA Charter for The Nines at Wedgewood Homeowners' Association of record in Instrument Number 20150928-0098058; Quitclaim Deed to The Nines at Wedgewood Homeowners' Association for common area of record in Instrument Number 20190726-0073623; All matters as set forth on plat of Wedgewood Park of record in Instrument Number 20110627-0048884; Stormwater Detention Agreement of record in Instrument Number 20050321-0030406 and Instrument Number 20060925-0118083; Declaration of Covenants, Conditions and Restrictions for Wedgewood Park Townhomes of record in Instrument Number 20141024-0098148; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20050406-0037548; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060925-0118136 and Instrument Number 20061010-0125949, said Register's Office.

Karen Johnson Davidson County
Batch# 1068434 DEEDWARR
11/03/2023 11:09:28 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20231103-0086237

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1815 Ridley Blvd, Unit 7, Nashville, TN 37203

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 1 day of November, 2023.

Kayla Adams

State of KY

County of Warren

Personally appeared before me, Kayla Adams with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1 of November, 2023.

Notary Public
My Commission Expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $760,000.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of November, 2023.

Notary Public
My Commission Expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027