Karen Johnson Davidson County
Batch# 1071058 DEEDWARR
11/13/2023 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,803.75
20231113-0088368

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00 Affiant Notary My Commission Expires: _____ SUBSCRIBED AND SWORN TO BEFORE ME THIS: November 10, 2023

ADELAIDA E. DILWORTH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 13, 2026

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Srinivasa K. Chakkirala 4025 Yoest Drive Nashville, TN 37207	Churchill Mortgage Corporation 1749 Mallory Lane, suite 100 Brentwood, TN 37027	041 08 0 020.00

THIS WARRANTY DEED OF REALTY, executed as of November 10, 2023, by **James B. Thacker, an unmarried person,** (the "Grantor"), for consideration paid, grant to **Srinivasa K. Chakkirala, a single man,** (the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 4025 Yoest Drive, Nashville, Tennessee 37207, and bounded and described as follows:

Land in Davidson County, Tennessee, Being Lot 18 on the Plan of Dalemere Subdivision, Section – 2, as of record in Book 2854, Page 133, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James W. Thacker, an unmarried person and James B. Thacker, an unmarried person as tenants in common with right of survivorship, by Warranty Deed from Julia Lee, of record in Instrument No. 20080502-0045348, in the Register's Office of Davidson County, Tennessee, dated April 30, 2008 and recorded on May 02, 2008.

Being the same property conveyed to James B. Thacker, an unmarried person, By Quitclaim Deed from James W. Thacker, an unmarried person, of record in Instrument No. 20231020-0082373, in the Register's Office of Davidson County, Tennessee, dated October 19, 2023 and recorded on October 20, 2023.

This property is also known as 4027 Yoest Drive, Nashville, TN 37207.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

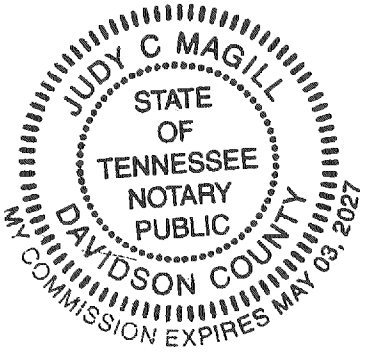
James B. Thacker

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named James B. Thacker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this November 8, 2023.

My Commission Expires: May 03, 2027



Judy C Magill
NOTARY PUBLIC

Certificate of Authenticity

I, Nick Harris, 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 **November 8, 2023**.

Affiant Signature

11/8/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026