WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111307 DEEDWARR
03/14/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20240314-0017747

JM-RF-24-1017A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 11-19-2025
COUNTY OF WILLIAMSON

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)
Sarah Riley Blackmon and Richard Paul Blackmon	**NEW OWNER**	
(NAME)	(NAME)	
1017A W Grove Ave		**105-09-2C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SATISH REDDY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH RILEY BLACKMON AND RICHARD PAUL BLACKMON, WIFE AND HUSBAND,** 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 A of the Homes at 1017 West Grove, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes At 1017 West Grove, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150827-0087076, Register's Office for 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 Homes At 1017 West Grove, a Horizontal Property Regime contained in said Declaration, tire plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20150827-0087076 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.

Being the same property conveyed to Satish Reddy, an unmarried man by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20160624-0064537 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 24, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 57, Page 147, Book 1424, Page 145, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150827-0087076, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20160317-0025452, 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: **1017A W Grove Ave, Nashville, Tennessee 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(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 12th DAY OF MARCH, 2024.

Satish Reddy

Megan Reddy

Megan Reddy, spouse of Satish Reddy, hereby joins in this conveyance and does transfer and convey any and all marital interest Megan Reddy may have in and to the above-described tract or parcel of land.

STATE OF ~~TENNESSEE~~ Missouri - en
COUNTY OF ~~DAVIDSON~~ St Louis en

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SATISH REDDY, 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 12th of March, 2024.

Notary Public
My Commission Expires: March 20, 2027
(SEAL)

EVA MARIE HALE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 15160940
My Commission Expires Mar 20, 2027

STATE OF ~~TENNESSEE~~ Missouri - en
COUNTY OF ~~DAVIDSON~~ St. Louis en

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN REDDY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2024.

Notary Public
My Commission Expires: March 20, 2027
(SEAL)

EVA MARIE HALE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 15160940
My Commission Expires Mar 20, 2027

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

Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/2024.

Affiant Signature – Joshua A. Terry

3/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/14/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27