Karen Johnson Davidson County
Batch# 1120118 DEEDWARR
04/08/2024 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20240408-0024610

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me this 2nd day of April, 2024.

Notary Public
My commission expires: 01/23/28

Address of New Owner:	Send Tax Bills to:	Tax Information
Satish Maddukuri 3028 Narrow Ford Ln. Franklin, TN 37064	United Wholesale Mtg. PO Box 11733 Newark, NJ 07101	104-02-0A-030-00

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Satish Maddukuri and Lakshmi Madhavi Reddy, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 30, on the Horizontal Property Regime for Plan of Acklen Park Condominiums, as recorded in the Master Deed of record in Plat Book 5200 Page 503, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Paul A Ross by deed from William Bruce McDaniel of record in Instrument No. 20201231-0155086, Register's Office for Davidson County, Tennessee, and dated December 29, 2020.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Acklen Place of record in Book 5200 Page 503 and Book 6045 Page 173 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 6045, Page 173 and amended in Book 6561 Page 954 and Book 11237 Page 290 in the official records of the Davidson County Register of Deeds.

4. Subject to the Master Deed, recorded in Book 6045, Page 173 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 201 Acklen Park Drive, #30, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of April, 2024.

Paul A. Ross

STATE OF MA
COUNTY OF Barnstable

On this 1st day of April, 2024, before me personally appeared Paul A. Ross, 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 1st day of April, 2024.

Notary Signature
My commission expires:

PATRICIA J ERICKSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 15, 2028

True Copy Certification

I, Yvette Meldrum, 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 April 1, 2024.

Signature
April 1, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this April 1, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON