Name and Address of New Owner:
Grace DeHaan
1331 2nd Ave N
Nashville, TN 37208
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1143130 DEEDWARR
06/04/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240604-0041748

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-12-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Akshitha Veeramaneni**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grace DeHaan,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 285 on the Plan of McGavocks Addition, as of record in Book 21, page 23, Registers Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the Westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Akshitha Veeramaneni by Warranty deed from 1705 10th Ave N, LLC, dated 1/27/2023 and filed of record in Instrument No. 20230202-007698, in the Register's Office for Davidson County, Tennessee.

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 subject to the current year's property taxes which have been prorated, 2024 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1705 10th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: 1818c8cf-81fd-4e33-b012-0ed7fc830fe1

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of May, 2024.

Akshitha Veeramaneni (SEAL)
Akshitha Veeramaneni

STATE OF Texas
COUNTY OF FortBend

On this 7 day of May, 2024, before me personally appeared Akshitha Veeramaneni, 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 7 day of May, 2024.

Cynthia Allen
Notary Signature
My commission expires: 2/28/2026

CYNTHIA ALLEN
Notary ID #125602105
My Commission Expires
February 28, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Akshitha Veeramaneni
Affiant

STATE OF ~~TENNESSEE~~ Texas ca
COUNTY OF ~~DAVIDSON~~ FortBend

Sworn to and subscribed before me this ~~8th~~ 7 ca day of May, 2024.

Cynthia Allen
Notary Signature
My commission expires: 2/28/2026

CYNTHIA ALLEN
Notary ID #125602105
My Commission Expires
February 28, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 1818c8cf-81fd-4e33-b012-0ed7fc830fe1

202406040041748

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/7/24 (date of document).

Affiant Signature

5/7/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

