THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Montgomery)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $328,000.00
Karen Johnson Davidson County Batch# 1155417 DEEDWARR 07/08/2024 12:53:30 PM 3 pgs Fees: $18.00 Taxes: $1,213.60 20240708-0051006	Affiant Subscribed and sworn to before me, this 8 day of July, 2024. Notary Public My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Rao Srinivas Bandaru and Radhika Vurputoor 807 18th Avenue South #313 Nashville, TN 37203	**Sistar Mortgage Company** **35871 Mound Road, Suite 201** **Sterling Heights, MI, 48310**	Tax Parcel ID No. 092-160-C31-300.CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Millard Vandeventer, a married man** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rao Srinivas Bandaru and Radhika Vurputoor, husband and wife** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 313 of 807 Eighteenth Avenue Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66.27.101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 807 Eighteenth Avenue Condominiums of record in Instrument Number 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222, In the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit 'E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to John Millard Vandeventer, married man by Deed dated April 19, 2021 from Meghan Huffman, a Single person, recorded April 22, 2021, in Instrument Number 202104220053926, in the Official Records of Davidson County, Tennessee.

This property is not a primary marital residence.

This is improved property commonly known as: 807 18th Avenue South #313, Nashville, TN 37203

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3RD day of July, 2024.

John Millard Vandeventer

John Millard Vandeventer

STATE OF Tennessee)
)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Millard Vandeventer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 3RD day of July, 2024.

SHANTAE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Shantae Taylor
Notary Public

My Commission Expires: 10/28/2024

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 3, 2024**.

Affiant Signature

07/08/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 8, 2024**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY