THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1163536 DEEDWARR
07/29/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,562.10
20240729-0057210

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Vineesha Arelli and Kiran Sreepada 249 Cherokee Station Drive Nashville, TN 37209	Vineesha Arelli and Kiran Sreepada 249 Cherokee Station Drive Nashville, TN 37209	103 08 0D 029.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William E. Gabella, and wife, Marcy S. Gabella** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Vineesha Arelli and Kiran Sreepada, wife and husband** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 249 Cherokee Station Drive, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William E. Gabella and wife, Marcy S. Gabella by Warranty Deed from David W. Turner dated 4/1/2010 and recorded 4/5/2010 of record in Instrument No. 20100405-0024743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2024.

Marcy S. Gabella

William E. Gabella

TN
STATE OF TENNESSEE ~~DC~~ District of Columbia
COUNTY OF DAVIDSON District of Columbia

On this ~~29th~~ 27th day of July, 2024, before me personally appeared Marcy S. Gabella and William E. Gabella, 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 ~~29th~~ 27th day of July, 2024.

Notary Signature
My commission expires: 10-31-2024

ANGELA L HUGHES NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 10/31/2024

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $1,233,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of July, 2024.

Notary Public
My commission expires: 05-05-2025

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 July 29, 2024.

Signature
Date: July 29, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025