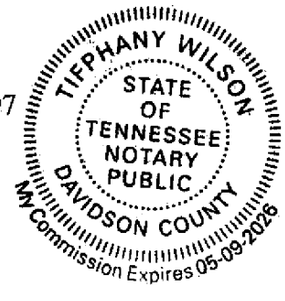
WARRANTY DEED

File #2024-0197



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to before me on July 29, 2024.

NOTARY PUBLIC
My Commission Expires: 5-9-26

Karen Johnson Davidson County
Batch# 1163573 DEEDWARR
07/30/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240730-0057271

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Tejaswi Mudigonda 2135 Ashwood Ave. Nashville, TN 37212	New Owner	104-15-0-210.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RuMi, Inc., a Tennessee Corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Tejaswi Mudigonda, an unmarried man**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot Number 59 on the Plat of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot Number 59 fronts 50 feet on the southerly margin of West Ashwood Avenue and runs back between parallel lines 155 feet to a dead line.

Being the same property RUMI, INC., A TENNESSEE CORPORATION, by Warranty Deed from ZACHARY CARO, A SINGLE PERSON, of record as Instrument No. 20141229-0118196, dated December 22, 2014, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2135 Ashwood Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is 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; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand on July 22, 2024.

Grantor:

RuMi, Inc., a Tennessee Corporation

By: _____
Johannes Gerhardus Badenhorst, President
(A/K/A Johannes Gerhard Badenhorst)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Johannes Gerhardus Badenhorst A/K/A Johannes Gerhard Badenhorst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of RuMi, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Johannes Gerhardus Badenhorst A/K/A Johannes Gerhard Badenhorst as President.

Witness my hand, at office, this 22nd day of July, 2024.

_____
Notary Public

My commission expires: My Commission Expires
January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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