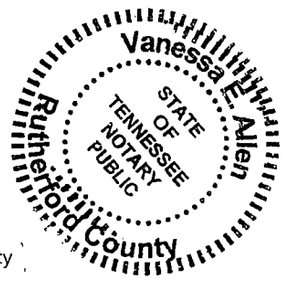
WARRANTY DEED

File #2024061007



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1167442 DEEDWARR
08/12/2024 01:08:11 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20240812-0060530

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Healy IV and Abigail Douglas	Bank of America N.A.	141-05-0A-038.00-CO
(NAME)	(NAME)	
917 Holgate Court	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Fort Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Rahul Reddy Singireddy and Sirisha Bodepudi, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald Healy IV and Abigail Douglas, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Avondale Park, Phase 1, Section 1A, a Planned Unit Development, as of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rahul Reddy Singireddy and Sirisha Bodepudi, husband and wife by Warranty Deed from Paula Stuart and Gregory Stuart, wife and husband of record in Instrument No. 20190109-0002220 Register's Office for Davidson County, Tennessee, dated January 07, 2019 and recorded on January 09, 2019.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20080226-0018937, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee, Charter of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee, Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.; Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.; Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.; Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.; Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, Instrument No. 20110512-0036442, Instrument No. 20080701-0067905 and Instrument No. 20040204-0013639 in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement of record in Instrument Number 20090414-0033625, in the Register's Office for Davidson County, Tennessee.; Memorandum of Lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved * property, known as **917 Holgate Court, Nashville,TN,37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 8th day of August, 2024.

Rahul Reddy Singireddy

Sirisha Bodepudi

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Rahul Reddy Singireddy and Sirisha Bodepudi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 8th day of August, 2024.

Commission expires:

6/22/26

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128