Karen Johnson
Batch # 1172207
08/20/2024 11:39:19 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240820-0063761

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sai K. Gogineni 4120 Hidden River Drive Cumming, GA 30028	Sai K. Gogineni 4120 Hidden River Drive Cumming, GA 30028	092 16 0E 085.00

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, **Sandya I. Gunasekera, Trustee of SNG Revocable Living Trust Agreement dated September 30, 2020** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Sai K. Gogineni, an unmarried man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 900 20th Avenue South, Unit 1008, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1008, together with Parking Space Number 193 and Storage Space Number 34 and the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20060222-0020964, amended and restated by Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for said County, collectively the Master Deed, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Sandya I. Gunasekera, Trustee, SNG Revocable Living Trust by quitclaim deed from Sandya Gunasekera dated 9/30/2020 and recorded 10/6/2020 in Instrument No. 202001006-0115327 and Being the same property conveyed to Sandya Gunasekera, by Warranty Deed from Eric Sebzda, married, dated 7/31/2013 and recorded 8/6/2013 in Instrument No. 20130806-0082193, Register's Office of 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 13th day of August, 2024.

SNG Revocable Living Trust Agreement dated September 30, 2020

By: Sandya I. Gunasekera trustee
Sandya I. Gunasekera, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2024, before me personally appeared Sandya I. Gunasekera, Trustee of SNG Revocable Living Trust Agreement dated September 30, 2020, 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 12th day of August, 2024.

Notary Signature
My commission expires: March 1, 2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 $600,000.00, 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 16th day of August, 2024

Notary Public
My commission expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025