Karen Johnson Davidson County
Batch# 1182883 DEEDWARR
09/18/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20240918-0072174

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-4080

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of September, 2024

Notary Public

Commission Expires: 4-18-2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Michael Moore 600 East Trinity Lane #203 Nashville, TN 37207	Canopy Mortgage, LLC 360 Technology Court Suite 200 Lindon, UT 84042	072-05-0O-040.00-CO

WARRANTY DEED

FOR AND IN 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,

Navya Sree Peddu and Nithin Katragadda, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Michael Moore, a single man, and Shawn Patrick Moore, a single man

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 203A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438, in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to High View Flats, LLC, A Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee limited liability company of record in Instrument

No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020, and Scrivener's Affidavit Recorded on May 3, 2021 and Instrument No, 20210503-0058959. Being a portion of the same property conveyed to High View Flats, LLC, a Tennessee limited liability company by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20201023-0123337 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on October 23, 2020.

Being the same property conveyed to Navya Sree Peddu and Nithin Katragadda, wife and husband, by Warranty Deed from High View Flats, LLC, A Tennessee limited liability company, of record in Instrument No. 20230802-0059620 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 02, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 600 East Trinity Lane #203, Nashville, TN 37207

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 so 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.

Dated this ~~the~~ 10th day of September, 2024.

Navya Sree ~~Sree~~ Peddu (NSP)

9/10/2024
Nithin Katragadda

STATE OF TEXAS
COUNTY OF HAYS

On this 10th day of September, 2024, before me personally appeared Navya ~~Sree~~ Sree Peddu and Nithin Katragadda, 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 10th day of September, 2024.

Audris H. Davis
Notary Signature
My commission expires: 5-13-2028

AUDRIS H DAVIS
Notary ID #130436964
My Commission Expires
May 13, 2028

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 9/10/24.

Affiant Signature – Joshua A. Terry

9/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/17/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27