This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $190,000.00.

Madelyn Owen
Affiant

Subscribed and sworn before me this the 30th day of September, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark O'Shea	New American Funding LLC	133-11-0A-037.00
500 Paragon Mills Rd #F3	PO Box 5071	
Nashville, TN 37211	Troy, MI 48007-5071	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEEPAK KUMAR RAPOLU, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK O'SHEA AND JAY O'SHEA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real Estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. F-3 of Canterbury Hall Condominium Apartments, in Davidson County, Tennessee, a Condominium Horizontal Property Regime established by Master Deed of record in Book 5440, page 255, and as further amended of record in Book 5441, page 819, and as shown of record in Plan Book 5200, Page 159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deepak Kumar Rapolu, by deed dated 01/22/2024, from Deborah Lynn Winkler Knight, Successor Trustee of the Deanna M. Winkler Revocable Trust dated August 11, 1998, as restated on May 13, 2020, of record in Instrument No.20240123-0004277, Register's Office for said County.

Also being the same property conveyed to Deanna M. Winkler, Trustee (and her successors in trust) of the Deanna M. Winkler Revocable Trust dated August 11, 1998, by deed dated 08/21 /l 998, from Deanna M. Winkler and Charles E. Winkler, Jr., of record in Book 11102, page 161, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 500 Paragon Mills Rd #F3, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1190782 DEEDWARR
10/07/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20241007-0077738

Witness my hand this the ~~30th~~ 27th day of September, 2024.

P. Deepak

Deepak Kumar Rapolu

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, **a Notary Public** in and for said county and state, **Deepak Kumar Rapolu**, with whom I am personally acquainted, **or proved** to me on the basis of satisfactory **evidence,** and who acknowledged they executed **the within instrument** for the purposes therein contained.

Witness my hand and official seal this ~~30th~~ 27th day of **September,** 2024.

My commission expires: FEB 24, 2028

Vladimir Gonzalez

Notary Public

Vladimir Gonzalez
Comm.: HH 479459
Expires: Feb. 24, 2028
Notary Public - State of Florida

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.27.24.

Affiant Signature

10.7.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY