Karen Johnson Davidson County
Batch# 1197817 DEEDWARR
10/25/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,360.60
20241025-0082964

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $638,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF OCTOBER, 2024.

Tina Shinn
Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ravikiranreddy Madireddy	New Owner	
(NAME)	(NAME)	NEW 081-07-0N-002.01-CO
1824 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Robert Edward Hudson**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ravikiranreddy Madireddy,** HEREINAFTER CALLED THE GRANTEE, HIS 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, and being all of Unit 1822B, Homes 1822 14the Avenue N, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101 et seq., under Declaration of Covenants, Conditions and Restrictions for Homes 1822 14the Avenue N, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230221-0012160, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Robert Edward Hudson by Quitclaim Deed from WH 14 16 LLC, a Tennessee limited liability company of record in Instrument No. 20230428-0031644 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 28, 2023. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1824 14th Ave N Nashville, TN 37208
(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 my hand this 18 day of October, 2024.

Robert Edward Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Edward Hudson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of October, 2024.

Notary Public

My Commission Expires: 7-3-28



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 10/13/24.

Affiant Signature – Joshua A. Terry

10/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27