This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1198419 DEEDWARR
10/25/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20241025-0083189

State of TN
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $495,000
Affiant Signature
Subscribed and sworn to before me on this the 24th Day of Oct, 2024
Notary Public
My Commission expires 7/3/28

NAME AND ADDRESS OF PROPERTY OWNER:
Timothy Monnig and Jessica Mercer Monnig
761 Bloomdale Trace
Hermitage, TN 37076

SEND TAX BILLS TO:
Timothy Monnig and Jessica Mercer Monnig
761 Bloomdale Trace
Hermitage, TN 37076

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAP AND PARCEL NUMBER: Tax ID #: 086120A09500CO

WARRANTY DEED

24NT01154

Effective the 24 Day of Oct, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kishan Gottumukkala and Naga Chandra Niharika Kalidindi, husband and wife

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Timothy Monnig and Jessica Mercer Monnig, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in DAVIDSON County being more particularly described and being known and designated as all of Lot No. 95, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kishan Gottumukkala and Naga Chandra Niharika Kalidindi, husband and wife from Wright Farms, L.L.C., a Tennessee limited liability company, by Warranty Deed dated 06/04/2018 and recorded 06/06/2018 in Instrument No. 20180606-0054154, Register's Office of said County.

This is an improved property commonly known as: 761 Bloomdale Trace, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 24th day of OCT, 2024

Kishan Gottumukkala

Naga Chandra Nihārika Kalidindi

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State Kishan Gottumukkala and Naga Chandra Niharika Kalidindi, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 3/9/27

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/24/24 (date of document).

Affiant Signature

10/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of OCT, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

202410250083189