Karen Johnson Davidson County
Batch# 1199424 DEEDWARR
10/31/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20241031-0084253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Olga Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

This area for recording stamp

(AFFIX SEAL)

MST 2024-1617

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Umesh Chandrappa and Rashmi Nagaraja	NEW OWNER	105-01-0B-303.00-CO
(NAME)	(NAME)	
1010 16th Avenue #303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **Olga Valencia Lopez, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Umesh Kirangoor Chandrappa, a married person and Rashmi Nagaraja, a married person, as tenants by the entirety,** 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:

Land in Davidson County, Tennessee, being Unit No. 303 of Ten Ten On the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennesse, and amendments in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Olga Valencia Lopez, unmarried by Warranty Deed from Natalie Keene, unmarried of record in Instrument No. 20180718-0070095 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 18, 2018.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264 and Scrivener' s Affidavit filed in Instrument Number 20141009-0093659, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20051230-0156628, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1010 16th Avenue #303, Nashville, TN 37212
(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/~~our hand(s) this 28 DAY OF OCTOBER, 2024.

Olga Valencia Lopez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Olga Valencia Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of October, 2024.

Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 28. 2024.

Affiant Signature

30th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

