Karen Johnson Davidson County
Batch# 1200219 DEEDWARR
11/01/2024 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241101-0084784

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2024. Notary Public My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Santosh Srivatsa Gunturi and Sai Sheetal Garlapati	Santosh Srivatsa Gunturi and Sai Sheetal Garlapati	126-14-0A-126.00-CO
1636 Alayna Drive	1636 Alayna Drive	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Curtis A. Spilburg and Kathy S. Spilburg, husband and wife, and Kathy S. Spilburg, Trustee of The Revocable Living Trust of Kathy S. Spilburg, dated July 27, 2004

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Santosh Srivatsa Gunturi and Sai Sheetal Garlapati, a married couple

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Final Plat of Travis Trace Subdivision, Phase 4 of record at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curtis A. Spilburg and Kathy S. Spilburg, husband and wife, and Kathy S. Spilburg, Trustee of the Revocable Living Trust of Kathy S. Spilburg, dated July 27, 2004 by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20200618-0064395 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 18, 2020.

This is improved property known as **1636 Alayna Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of October, 2024.

Curtis A. Spilburg

Kathy S. Spilburg

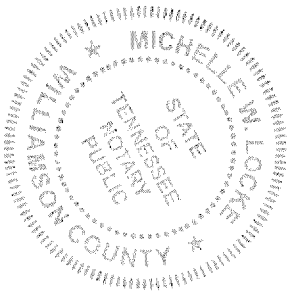
The Revocable Living Trust of
Kathy S. Spilburg, dated July 27, 2004

BY: _____
Kathy S. Spilburg, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Curtis A. Spilburg and Kathy S. Spilburg, and Kathy S. Spilburg as Trustee of The Revocable Living Trust of Kathy S. Spilburg, dated July 27, 2004, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of October, 2024.



Notary Public
My Commission Expires: 9/14/28

Lenders Title Company File No. 24-001670-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10/23/2024 (date of document).

Affiant Signature

10/23/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

