Karen Johnson Davidson County
Batch# 1218418 DEEDWARR
12/19/2024 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20241219-0098790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

Y-P-24-1911

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charankumar Akiri and Sai Praveen Reddy Polimera	NEW OWNER	
(NAME)	(NAME)	**072-12-0-185.00**
1911 Pinehurst Drive	**1130 Carlisle Place**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Mt. Juliet TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM R. NORTHRUP, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARANKUMAR AKIRI AND SAI PRAVEEN REDDY POLIMERA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Burchwood Gardens, Section III of record in Plat Book 2900, Page 116, 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 William R. Northrup, unmarried by Warranty Deed from Ronald M. Clabough, unmarried of record in Instrument No. 20030304-0028400 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 04, 2003.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1911 Pinehurst Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF DECEMBER, 2024.

William R Northrup

William R. Northrup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of December, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 2nd, 2024

Affiant Signature

10/02/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2nd day of December, 20 24.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY