THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 27th day of December, 2024. Notary Public My Commission Expires: May 5, 2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Karen Johnson Davidson County
Batch# 1221027 DEEDWARR
12/27/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241227-0100706

WARRANTY DEED

Address New Owner: Sunina Gaddipati 730 Old Hickory Boulevard #137, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 114-04-0A-028-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE LABOUR FAIR AND ANDREW WILLIAM JOSEPH FAIR, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SUNINA GADDIPATI, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of 730 Boulevard West, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Boulevard West, of record in Instrument No. 20180806-0076818, as Amended in Instrument No. 20180806 0076995, Instrument No. 20190306-0020566 and in Instrument No. 20190516-0046335, 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 Alice Hazel LaBour, unmarried and Andrew William Joseph Fair, an unmarried man, as tenants in common with rights of survivorship by deed from VT Enterprises, a Tennessee General Partnership of record in Instrument No. 20200504-0046473, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice Labour Fair and Andrew William Joseph Fair, wife and husband by Deed dated November 24, 2021 from Alice Hazel Labour and Andrew William Joseph Fair, as tenants with right of survivorship, recorded December 1, 2021, in Instrument Number 202112010158914, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **730 Old Hickory Boulevard #137, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2024.

ALICE LABOUR FAIR

ANDREW WILLIAM JOSEPH FAIR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE LABOUR FAIR AND ANDREW WILLIAM JOSEPH FAIR**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of December 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 27, 2024.

Signature
Date: December 27, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025