(1)

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-6141

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of February, 2025

Notary Public

Commission Expires 7-17-28

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2028

Karen Johnson Davidson County
Batch # 1237682 DEEDWARR
02/14/2025 09 54 33 AM 3 pgs
Fees $18 00 Taxes $1,998 00
20250214-0011262

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sujatha Palani and Srivathsan Seshadri 201B Burns Ave Nashville, TN 37203	New owner	104-02-3Q-006.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Kennady Kara Bullock, a single woman and Daniel Jackson Bullock, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Srivathsan Seshadri and Sujatha Palani, husband and wife

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:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 6 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Kennady Kara Bullock, a single woman and Daniel Jackson Bullock, a married man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190715-0069120 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF DANIEL JACKSON BULLOCK NOR HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 201B Burns Ave, Nashville, TN 37203

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 so 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.

Dated this the 11th day of February, 2025.

Kennady Kara Bullock

STATE OF FL
COUNTY OF Hillsborough

☑ Physical Presence
☐ Online Notarization

On this 11 day of February, 2025, before me personally appeared Kennady Kara Bullock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of February, 2025.

Notary Signature IVAN STOYANOV TERZISKI
My commission expires: 05-20-2025

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

Dated this the 12 day of February, 2025.

Daniel Jackson Bullock

STATE OF Colorado
COUNTY OF Douglas

On this 12 day of February, 2025, before me personally appeared Daniel Jackson Bullock to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of February, 2025.

Notary Signature
My commission expires: 8/10/2028

DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030446
MY COMMISSION EXPIRES AUGUST 10, 2028