Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-25-492

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2025

Notary Public

Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1241887 DEEDWARR
02/27/2025 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20250227-0014679

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amaya Leticia Redondo de La Paz Chang 4846 Bevendean Drive #C9 Nashville, TN 37211	JP Morgan Chase Bank, NA 3415 Vision Drive Columbus, OH 43219	161-09-0A-077.00-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,

Hari Babu Chidipotu and Krishnaveni Darapaneni, husband and wife

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

Amaya Leticia Redondo de La Paz Chang, an unmarried woman

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. C-9 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit A to said First Amendment to the Master Deed.

Being the same property conveyed to Hari Babu Chidipotu and Krishnaveni Chidipotu,

husband and wife by Warranty Deed from Jason Hull and Sarah Hull, husband and wife of record in Instrument No. 20150421-0035299 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 21, 2015.

Being the same property conveyed to Srinivasa Varma Indukuri, married and Hari Babu Chidipotu, married by Warranty Deed from Krishnaveni Darapaneni, married of record in Instrument No. 20190211-0012782 Register's Office for Davidson County, Tennessee, dated February 09, 2019 and recorded on February 11, 2019.

Being the same property conveyed to Hari Babu Chidipotu and Krishnaveni Darapaneni, married by Quitclaim Deed from Srinivasa Varma Indukuri, married of record in Instrument No. 20240618-0045675 Register's Office for Davidson County, Tennessee, dated June 15, 2024 and recorded on June 18, 2024.

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: 4846 Bevendean Drive #C9, Nashville, TN 37211

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 21st day of February, 2025.

Hari Babu Chidipotu by Srinivasa Varma Indukuri, his attorney-in-fact

Hari Babu Chidipotu by Srinivasa Varma Indukuri, his Attorney-In-Fact

Krishnaveni Darapaneni by Srinivasa Varma Indukuri, her attorney-in-fact.

Krishnaveni Darapaneni by Srinivasa Varma Indukuri, her Attorney-In-Fact

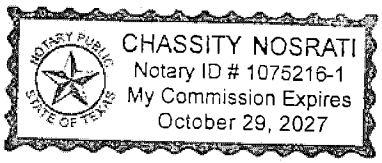
STATE OF TEXAS
COUNTY OF Denton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Srinivasa Varma Indukuri with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Hari Babu Chidipotu and Krishnaveni Darapaneni and that he/she is authorized by Hari Babu Chidipotu and Krishnaveni Darapaneni to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of February, 2025.

Chassity Nosrati, Notary Public

Notary Signature
My commission expires: 10/29/2027



Certificate of Authenticity

I, Joshua A. Terry, 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 2/21/2025.

Affiant Signature – Joshua A. Terry

2/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/27/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27