Name and Address of New Owner:
Harsha Varma Kuchampudi
12341 90th Lane North
Largo, FL 33773

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Bank of America, N.A.
4500 Amon Carter Boulevard
TX2-979-01-02
Fort Worth, TX 76155

Map & Parcel(s):
164-06-0A-010.00-CO

Karen Johnson Davidson County
Batch# 1274204 DEEDWARR
05/16/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20250516-0038851

WARRANTY DEED

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, **Laura Vinson and Billy Vinson, wife and husband,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Harsha Varma Kuchampudi, a single man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", a Condominium Development 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 Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, 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 Plat of record in Instrument No. 20020926-0117438; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Billy Vinson and Laura Vinson, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181030-0107400 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on October 30, 2018.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4316 Summercrest Boulevard, Unit 101, Antioch, TN 37013

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, his heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 our hand this 7 day of May, 2025.

Laura Vinson

Billy Vinson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 7 day of May, 2025, before me personally appeared Laura Vinson and Billy Vinson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 7 day of May, 2025.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $343,000.00.

Affiant Signature

Subscribed and sown to before me, this the 12 day of May, 2025.

Notary Public
My Commission Expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Certificate of Authenticity

I, Lisa Wagner, 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 **5/12/25**.

Date

Affiant Signature

5/16/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **16th** day of **May**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

