This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6069-TM

Karen Johnson Davidson County
Batch# 1284781 DEEDWARR
06/16/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,011.03
20250616-0046876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $273,250.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 13th day of June, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rajagopal Karnati 1713 Red Jacket Drive Antioch, TN 37013	Sistar Mortgage Company 35871 Mound Road, Suite 201 Sterling Heights, MI 48310	173 05 0A 007.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Hunter Adams, a single person** (individually and/or collectively, "Grantor"), transfer and convey unto **Rajagopal Karnati, an unmarried man** (individually and/or collectively, "Grantee"), 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. 7, together with the appurtenant interest in the common elements of BARNES CROSSING, PHASE ONE, a Horizontal Property Regime, established by Master Deed, of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hunter Adams, a single person, by Warranty Deed from Jessica Rogers, married, of record in Instrument No. 20210823-0113316, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 23, 2021.

This is improved property located at: **1713 Red Jacket Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of June, 2025

GRANTOR:

Hunter Adams

Signed with Stavvy

Hunter Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Hunter Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2025.

Signed with Stavvy

Notary Public

My Commission expires: _____

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 13, 2025**.

Affiant Signature

06/13/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 13, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY