WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324485 DEEDWARR
09/22/2025 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,639.10
20250922-0075324

STATE OF TENNESSEE
COUNTY OF **Wilson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$443,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/23/28
(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-5008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Vinay Kothapalli and Pallavi Chaganti	**Homestead Funding Corp**	086-10-0C-015.00-CO
(NAME) **833 Cawthorn Lane**	(NAME) **8 Airline Drive**	
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS) **Albany, NY, 12205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Five Thousand And No/100 Dollars ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAMERON HELVEY AND MCKENZIE HELVEY, HUSBAND AND WIFE AND EDWARD HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VINAY KOTHAPALLI AND PALLAVI CHAGANTI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 15 on the plan of 6Teen on Central Townhomes, A Horizontal Property Regime With Private Elements, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180413-0035135, as amended in Instrument Nos. 20200817-0092200 and 20201008-0117290, in the Register's Office for Davidson County, Tennessee, and said Unit being depicted on the site plan attached as Exhibit "B" to said Declaration, to which reference is hereby made for more complete description of the property.

Being the same property conveyed to Cameron Helvey and Mckenzie Helvey, Husband and Wife, and Edward Helvey and Michelle Helvey, Husband and Wife, tenants in common with rights of survivorship by Warranty Deed from Joseph George Salloum and Nicole V. Salloum, husband and wife of record in Instrument No. 20221018-0113823, Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 18, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 3746 Central Pike, Unit 15, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 17 day of September, 2025.

Cameron Helvey

Mckenzie Helvey

Edward Helvey

Michelle Helvey

STATE OF California

COUNTY OF Santa Clara

On this _____ day of _____, 20 _____, before me personally appeared Cameron Helvey, Mckenzie Helvey, Edward Helvey, and Michelle Helvey, 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 (or person's) free act and deed.

_____
Notary Public

My Commission Expires: _____ (SEAL)

CALIFORNIA ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara)

On 09/17/2025 (Date) before me, Farhana Ali, Notary Public (Insert Name and Title of the Officer)

personally appeared Cameron Helvey, Mckenzie Helvey, Edward Helvey, and Michelle Helvey (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

FARHANA ALI
COMM. #2530284
Notary Public - California
San Benito County
My Comm. Expires Sep. 12, 2029

Seal
Place Notary Seal Above

OPTIONAL SECTION:

Although not required by California law, adding additional information in this section may deter fraudulent alterations to the document, and is always best practice.

Title of Document: _____

Number of Pages on Document: _____

Date of Document: _____

Notary ACADEMY

www.mynotaryacademy.com

202509220075324

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 **September 19, 2025**

Affiant Signature

09/19/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 19, 2025**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY