Karen Johnson Davidson County
Batch# 503463 DEEDWARR
10/29/2020 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $3,181.63
20201029-0126148

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number 7-9201-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $859,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2020.

Notary Public
My Commission Expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas R. Thomason and Elizabeth Compton 2806 West Kirkwood Avenue Nashville, TN 37204	Guaranteed Rate 4410 N Ravenswood Ave. Chicago, IL 60640	118-02-0-101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anurag R. Pardeshi and Natalie Curcio, husband and wife, as to a 50% interest, and Abhishek R. Pardeshi, as to a 50% interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicholas R. Thomason, unmarried, and Elizabeth S. Compton, unmarried, as joint tenants with right of survivorship**, 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 Lot No. 7 on the Plan of Final Plat, First Subdivision of The W.T. Berry Estate of record in Book 974, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anurag R. Pardeshi and Natalie M. Curcio, husband and wife, 50% interest and Abhishek Ramsing Pardeshi, 50%, by Quitclaim Deed from Anurag R. Pardeshi and Natalie M. Curcio, husband and wife, of record in Instrument No. 20170426-0040992, Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 26, 2017; and further being the same property conveyed to Anurag R. Pardeshi and Natalie M. Curcio, Husband and Wife by Warranty Deed from Thomas Santi Jr., unmarried, of record in Instrument No. 20140916-0084626, said Register's Office, dated September 12, 2014 and recorded on September 16, 2014.

This Instrument is executed on behalf of Natalie Curcio, and Abhishek R. Pardeshi ("Principal") by Anurag Ramsing Pardeshi pursuant to the Powers of Attorney of record in Instrument Nos. 202010290126146 and 202010290126147, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2806 West Kirkwood Avenue, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors 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 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. 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 15th day of October, 2020.

GRANTOR:

Anurag R. Pardeshi

Natalie Curcio by Anurag Pardeshi, her Attorney-in-Fact
Natalie Curcio by Anurag Pardeshi, her Attorney-In-Fact

Abhisbek Ramsing Pardeshi by Anurag Pardeshi, his Attorney-in-fact
Abhisbek Ramsing Pardeshi by Anurag Pardeshi, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anurag R. Pardeshi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2020.

Notary Public
My Commission expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anurag R. Pardeshi, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Natalie Curcio and that he is authorized by Natalie Curcio to execute this instrument on her behalf.

WITNESS my hand and seal at office this 15th day of October, 2020.

Notary Public
My Commission expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anurag R. Pardeshi, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Abishek Ramsing Pardeshi and that he is authorized by Abishek Ramsing Pardeshi to execute this instrument on his behalf.

WITNESS my hand and seal at office this 15th day of October, 2020.

Notary Public
My Commission expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

EXHIBIT "A"
TO Warranty Deed
From: Anurag R. Pardeshi, Natalie Curcio, and Abhisbek Ramsing Pardeshi
To: Nicholas Thomason and Elizabeth Compton

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 15th day of October, 2020.

Notary Public
My Commission Expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

202010290126148

True Copy Certification

I, Devan P. Spinelli, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

Notary Public State of Florida
Alexandra M Ponce
My Commission GG 335495
Expires 05/16/2023