This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3819**

Karen Johnson Davidson County
Batch# 647382 **DEEDWARR**
06/02/2021 08:53:42 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20210602-0073490

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joshua Thorne, a single man,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Abhinaya Ganesh, A Single Woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit # 702, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record in Instrument No. 20070725-0088390, (the "Master Deed"), amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed as amended.

Being the same property conveyed to Joshua Thorne, a single man by Warranty deed from Chad E. Andersen, unmarried of record in Instrument No. 20180604-0052880 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 04, 2018.

This is improved property also known as 1510 Demonbreun Street, Unit 702, Nashville, TN 37203.

Map and Parcel: 093-09-0A-026.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 21st day of May, 2021.

Joshua Thorne -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Thorne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2021.

(SEAL) M. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$359,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 21 day of May, 2021.

Affiant

(SEAL) BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Becky Elizabeth Burch
NOTARY PUBLIC

My commission expires: 11-19-23

Grantee(s) Name, Address:	Send Tax Statement To:
Abhinaya Ganesh	same
1510 Demonbreun St #702	
Nashville, TN 37203	