

Karen Johnson Davidson County
Batch# 648894 DEEDWARR
06/03/2021 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,279.83
20210603-0074391

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
The actual value or consideration, whichever is greater, for this transfer is $345,900.00.

Affiant

Sworn to and subscribed before me this 26th day of May, 2021.

Notary Public
My Commission Expires: 9/18/23

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Charles Pritchette and Karen Pritchette	4222 Hillsboro Pike	Owner	
4222 Hillsboro Pike			131-02-0H-008.00-CO
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Atul Jaganathan and Cayce Jaganathan f/k/a Cayce Freels, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Charles Pritchett Sr. and Karen Pritchett, Husband and Wife, and Charles Pritchett Jr. A Single Man, as Joint Tenants with Rights of Survivorship,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4222, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase 1, for placement of Units and Parking Spaces, as shown on Exhibit "E" on the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Atul Jaganathan, a single person, and Cayce Freels, a single person, as tenants in common with the right of survivorship by Warranty deed from Lydia Ross Belcher, Married of record in Instrument No. 20170804-0079787 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 04, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
All matters appearing on the plan of record as Book 547, Pages 85 & 86, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, together with the By-laws of Hillsboro Quarters Condominium Owners' Association, Inc. appended thereto as Exhibit "C".
Charter of Hillsboro Quarters Condominium Owners Association, Inc. of record in Instrument Number 20040330-0035515, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveying the common areas of record in Instrument Number 20061229-0161138 and in Instrument Number 20041230-0155026, in the Register's Office for Davidson County, Tennessee.
Perpetual Easement for Highway Purposes of record in Book 4426, Page 398, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20040526-0061601 and Instrument Number 20040526-0061600, in the Register's Office for Davidson County, Tennessee.
Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4041, Page 9, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20030530-0073121, in the Register's Office for Davidson County, Tennessee.
Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of May, 2021.

Atul Jaganathan

Cayce Jaganathan f/k/a Cayce Freels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Atul Jaganathan and Cayce Jaganathan f/k/a Cayce Freels, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY