BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF **DECEMBER, 2021.** Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 783643 **DEEDWARR**
01/04/2022 10:18:11 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20220104-0001057

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM M. KIMBALL	**SAME**	**142-06-0B-213.00-CO**
(NAME) **810 BELLEVUE RD., #213**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JYOTI P. PANDIT, TRUSTEE OF THE JP LIVING REVOCABLE TRUST AGREEMENT U/A/D JULY 14, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM M. KIMBALL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium parcel known as Building No. 32, Unit 213 and Garage No. 1 on the Plan of Peppertree-Creekside, Meadows Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, page 800, Book 5086, Page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, Page 973, establishing a Horizontal Property Regime of record in Plat Book 4675, Pages 128-130, together with all amendments thereto in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JYOTI PANDIT, A SINGLE PERSON, by deed from VAHIDA BARISIC AND HUSBAND, BRANKO BARISIC, of record in Instrument No. 20150928-0098016, dated September 24, 2015, said Register's Office.

Further being a portion of the same property conveyed to JYOTI P. PANDIT, TRUSTEE OF THE JP LIVING REVOCABLE TRUST AGREEMENT U/A/D JULY 14, 2020, by quitclaim deed from JYOTI P. PANDIT A/K/A JYOTI PANDIT, A SINGLE PERSON, of record in Instrument No. 20201112-0133721, dated November 12, 2020, said Register's Office.

This conveyance is subject to matters on the Plan of record in Plat Book 4675, pages 128-130; Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, By-laws amended in Book 6237, page 644, and Book 6535, page 724; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040603-0065549; Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-079894; Agreement by and between Creekwood Apartments and Creekside Meadows of record in Book 5519, page 80; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **810 BELLEVUE RD., #213, NASHVILLE, TN 37221**
(House Number) (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 my hand this 30 day of December, 2021.

Jyoti P Pandit, Trustee

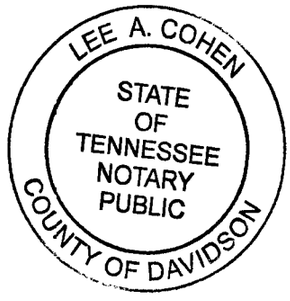
JYOTI P. PANDIT, TRUSTEE OF THE
JP LIVING REVOCABLE TRUST
AGREEMENT U/A/D JULY 14, 2020

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 **Jyoti P. Pandit, Trustee of the JP Living Revocable Trust Agreement U/A/D July 14, 2020**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of December, 2021.

My Commission expires: **May 2, 2022**



Lee A. Cohen

Notary Public