Karen Johnson Davidson County
Batch# 817376 DEEDWARR
03/08/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20220308-0026491

Warranty Deed

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $835,000.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2022. Notary Public My commission expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nahel Gandhi Menon	New Owner(s)	105-02-0N-001.00-CO
928 Southside Place	928 Southside Pl	
Nashville, TN 37203	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN OH AND CHRISTINE OH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAHEL GANDHI MENON**, **unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Unit A of Homes At 928 Southside Place, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 928 Southside Place, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160216-0014501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owner, and tenants of Homes At 928 Southside Place, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160216-0014501 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jeffrey J. Oh and Roseanne Oh, husband and wife by Warranty deed from Aspen Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170403-0032286 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

Being the same property conveyed to Justin Oh and Christine Oh, a married couple by Warranty deed from Jeffrey J. Oh and Roseanne Oh, husband and wife of record in Instrument No. 20200121-0007390 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 928 Southside Place, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2022.

Justin Oh

Christine Oh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Oh and Christine Oh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, ~~2022.~~

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or 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 2/25/22.

Date

Emily Manno

Affiant Signature

2/25/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON