BOX 10-A

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 838956 DEEDWARRSP
04/13/2022 10:27:16 AM 2 pgs
Fees: $13.00 Taxes: $6,419.50

20220413-0042751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sodhi-Kambeyanda Revocable Living Trust Dated September 5, 2014	New Owner	
(NAME) 4117 Lone Oak Rd. Unit 1	(NAME)	131 03 0 022.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **4117 LONE OAK RD. PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GURTEJ SODHI AND DONA KAMBEYANDA, TRUSTEES OF THE SODHI-KAMBEYANDA REVOCABLE LIVING TRUST DATED SEPTEMBER 5, 2014,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 4117 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4117 Lone Oak Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210202-0015164, as amended in Instrument No. 20210518-0067201 and Instrument No. 20220118-0006802, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 4117 Lone Oak Rd. Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee with full power to convey, sell, dispose of, mortgage or otherwise encumber the said property without joinder of any beneficiary (as to Parcels 1 and 2) and Aubrey Harwell, Jr., (as to Parcel 3), of record in Instrument No 20191231-0134752, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 4117 Lone Oak Rd. Unit 1, Nashville, TN 37215
(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 claiming by, and through or under the grantor herein, but no further otherwise. 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 31st day of March, 2022.

4117 LONE OAK RD PARTNERS, LLC

BY: _____

CHRIS BARNHIZER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris Barnhizer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of 4117 Lone Oak Rd. Partners, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 31st day of March, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public