WARRANTY DEED

Karen Johnson Davidson County
Batch# 882962 DEEDWARR
07/01/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220701-0076718

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/15/25

(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Earle DuRard and Carrie DuRard	New Owner	083 13 0B 308.00
(NAME)	(NAME)	
1015 Fatherland Street, Unit 308		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 24th day of May, 2022, by and between **Pranav Nagpal, a single man,** party of the first part, **and James Earle DuRard and Carrie DuRard, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. 308, with a street address of 1015 Fatherland Street, Nashville, Tennessee 37206, as shown on the revised condominium plat, which is attached to the Second Amendment to the Master Deed of 37206 Building of record in Instrument No. 20061023- 0131425, as re-recorded in Instrument No. 20061101-0135575 and as re-recorded in Instrument No. 20061113-0140782 and amended in Instrument No. 20070112-0005378 and amended in Instrument No. 20140117-0004964 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Pranav Nagpal, a single man by Warranty Deed from Ronald Brooks and Katie Brooks, husband and wife, dated 10/22/2020 and recorded 10/28/2020, of record in Instrument 202010280125359, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Pranav Nagpal

STATE OF Indiana

COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pranav Nagpal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of May, 2022.

Commission expires: November 22, 2028

Notary Public

NOTARY PUBLIC SEAL STATE OF INDIANA

ATHENA K. HOUSTON
My Commission Expires
November 22, 2028
Commission Number NP0730087
Marion County

EXHIBIT B

Covenants, conditions, easements and restrictions recorded in Instrument 200510060120763, and Amendment Declarations of record in Instrument 200510270129747, Instrument 200610230131425 and Re-record of record in Instrument 200611010135575, Instrument 200611130140782 and Amendment Declarations of record in Instrument 200701120005378, Instrument 201401170004964, Register's Office for Davidson County, Tennessee.

Charter of The 37206 Building Condominium Homeowners Association of record in Instrument 200611090139403, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 May 24, 2022.

Affiant
Date: July 1, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON