Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2022

Notary Public

Commission Expires: 9/16/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deanna Day and Jeffrey Day 2025 Woodmont Boulevard #108 Nashville, TN 37215	New Owner	117-11-0J-108.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Vivek S. Karandikar and wife, Yogini R. Pathak

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deanna Day and Jeffrey Day, wife and husband

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:

Land in Davidson County, Tennessee, being Unit No. 108, of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby drawn for a more complete description.

Being the same property conveyed to Vivek S. Karandikar and wife, Yogini R. Pathak by Warranty deed from Thomas S. Yow and wife, Julia B. Yow of record in Instrument No. 20111216-0098347 Register's Office for Davidson County, Tennessee, dated November 23, 2011 and recorded on December 16, 2011. (Value of consideration shown in

Karen Johnson Davidson County
Batch# 893682 DEEDWARR
07/26/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220726-0085009

aforementioned deed $200,500.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 2025 Woodmont Boulevard #108, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2025 Woodmont Boulevard #108, Nashville, TN 37215

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 so 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.

Dated this the 21st day of July, 2022.

Vivek S. Karandikar

Yogini R. Pathak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2022, before me personally appeared Vivek S Karandikar and Yogini R Pathak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2022.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 9/12/2026

WARRANTY DEED

CERTIFICATE OF AUTHENTICITY

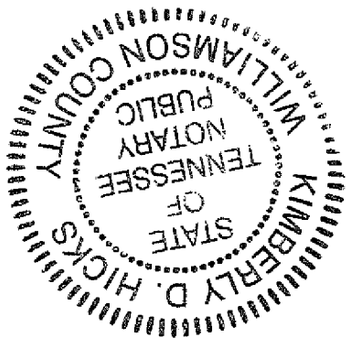
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 20 day of July, 2022.

K. Thomas Sidwell
Date: 7-21-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21 day of July, 2022.



Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26