When recorded, return to:
Concord Title
3000 Meridian Boulevard #140
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18438-KS

Karen Johnson Davidson County
Batch# 905909 DEEDWARR
08/22/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220822-0094231

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2022.

Notary Public
My Commission Expires: 6-18-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
NDTCO, Trustee, FBO Brian Harding Traditional IRA 1609 Marshall Hollow Drive #202 Nashville, TN 37203	~~NDTCO, Trustee, FBO Brian Harding Traditional IRA~~ (R) First Western Federal Savings Bank 402 Main Street Rapid City, SD 57709	105 11 2D 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Jenna Pagane, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

NDTCO, Trustee, FBO Brian Harding Traditional IRA, hereinafter called the Grantee, 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. B35-202 on the Plan of Southgate Condos, A Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, as amended in Instrument No's. 20190613-0057134 and 20210303-0027897, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenna Marie Pagane, An Unmarried Woman, by Warranty Deed from Pallavi Reddy, Unmarried and Vijayashree Reddy, Married, As Tenants in Common With Rights of Survivorship, of record in Instrument No. 20200901-0099112, in the Register's Office of Davidson County, Tennessee, dated August 06, 2020, and recorded on September 01, 2020.

Being the same property conveyed to Pallavi Reddy, Unmarried, and Vijayashree Reddy, Married, As Tenants in Common With Rights of Survivorship, by Warranty Deed from Southgate Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190619-0059158, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

This is improved property located at: **1609 Marshall Hollow Drive, #202, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2022.

GRANTOR:

Jenna Pagane

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jenna Pagane, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of August, 2022.

CARMEN F ALVAREZ
Notary Public - State of Florida
Commission # GG 325364
My Comm. Expires May 28, 2023
Bonded through National Notary Assn.

Carmen F. Alvarez
Notary Public
My Commission expires: 5/28/2023
Prod TN DL
X Physical Presence
or
___ Online Notarization

Certificate of Authenticity

I, Nick Harris, 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 8/17/2022.

Date

Affiant Signature

8/17/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of August, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY