THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 928032 DEEDWARR 10/11/2022 01:03:30 PM 4 pgs Fees: $23.00 Taxes: $5,550.00 20221011-0111469	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00 Affiant Subscribed and sworn to before me, this 6 day of October, 2022. Notary Public My Commission Expires: 3/26/24

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nikila Ravi 1923 B Castleman Dr. Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-07-1K-002.00- CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS THEODORE BARBE AND JENNIFER BARBE, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NIKILA RAVI, UNMARRIED,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Homes at 1923 Castleman Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1923 Castleman Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190404-0030781, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1923 Castleman Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190404-0030781, and Bylaws appended thereto as

Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Trent D. Harvey, by Warranty from Malcolm Lewis Sewell and wife, Frances Sewell, of record at Instrument No. 20110705-0051297, dated June 30, 2011 and recorded on July 5, 2011, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Uptown Builders I, LLC, a Tennessee limited liability company by Warranty deed from Trent D. Henry, unmarried of record in Instrument No. 20190301-0018565 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 1, 2019.

Being the same property conveyed to Douglas Theodore Barbe and Jennifer Barbe, husband and wife by Warranty deed from Uptown Builders I, LLC, a Tennessee limited liability company of record in Instrument No. 20200504-0046075 Register's Office for Davidson County, Tennessee, dated May 1, 2020 and recorded on May 4, 2020.

This is improved property commonly known as: **1923 B Castleman Dr. Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHERE OF, Grantor has executed this instrument on this 5th day of October, 2022.

Jennifer Barbe

JENNIFER BARBE

Douglas Theodore Barbe by Jennifer Barbe, as attorney in fact

DOUGLAS THEODORE BARBE BY JENNIFER BARBE, AS ATTORNEY IN FACT

STATE OF California)
)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **JENNIFER BARBE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of October 2022.

LEON S. PETE
Notary Public - California
Alameda County
Commission # 2340124
My Comm. Expires Dec 12, 2024

Leon S. Pete
Notary Public
My Commission Expires: 12/12/2024

STATE OF California)
)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER BARBE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DOUGLAS THEODORE BARBE ,** as his Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of October 2022.

Leon S. Pete
Notary Public
My Commission Expires: 12/12/2024

LEON S. PETE
Notary Public - California
Alameda County
Commission # 2340124
My Comm. Expires Dec 12, 2024

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on October 5, 2022.

Signature – Larry N. Westbrook

Date: October 11, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of October, 2022.

Notary Public

ANNE M FEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

My Commission Expires: 8/27/23