Karen Johnson Davidson County
Batch# 937357 DEEDWARR
11/03/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,293.94
20221103-0118579

WARRANTY DEED

STATE OF TN
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,985.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-22-23
(AFFIX SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-040782SF

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ravindra Varshney and Nikhil Gupta and Neha Singla	United Wholesale Mortgage	
(NAME)	(NAME)	
2072 Edison Park Lane	585 South Blvd. E	091-02-4W-046-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341-3163	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETEEN THOUSAND NINE HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS ($619,985.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAVINDRA VARSHNEY AND NIKHIL GUPTA AND NEHA SINGLA, AS TENANCY IN COMMON, 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. 46, on the Plan of Edison Park Nashville, a Townhouse Planned unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware Corporation by Special Warranty Deed from Thrive California, LLC, a Delaware limited liability company, dated 02/12/2020 and recorded 02/14/2020, of record in Instrument 20200214-0016898 and Scrivener's Affidavit for Warranty Deed recorded 07/24/2020 of record in Instrument 20200724-0081425 and Deed of

Correction recorded 05/25/2021 of record in Instrument 20210525-0070384 and Scrivener's Affidavit for Deed of Correction recorded 01/11/2022 of record in Instrument 20220111-0003126, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2072 Edison Park Lane, Nashville, TN 37209
(House No.) (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 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.

Witness my/our hand(s) this the 31st day of October, 2022

Toll Southeast LP Company, Inc., a Delaware corporation

BY: _____
Jon Perry
Authorized Agent

STATE OF TN
COUNTY OF ~~DAVIDSON~~ Maury

On this the 31st day of October, 2022, before me personally appeared Jon Perry, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the31st day of October, 2022.

_____
Notary Public

My Commission Expires: 11/5/2024

(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, 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 October 31, 2022.

Affiant
Date: November 2, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of November 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY