Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 947243 DEEDWARR
12/05/2022 10:01:14 AM 6 pgs
Fees: $33.00 Taxes: $1,461.50

20221205-0126572

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2803LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Keren Rodriguez	New owner	093 06 1C 120.00
555 Church Street #2206		
Nashville, TN 37219		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SATWANT TANDON, TRUSTEE OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST UAD JANUARY 22, 2016. AND SATWANT TANDON, TRUSTEE OF THE SURVIVORS TRUST OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST, DATED JANUARY 22, 2016 AND RAVI TANDON, TRUSTEE OF THE BY-PASS TRUST OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST, DATED JANUARY 22, 2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KEREN RODRIGUEZ, an unmarried Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 555 Church Street #2206, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the _____ day of November, 2022.

The Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016

By: _____
Satwant Tandon, Trustee

The Survivors Trust of the Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016

By: _____
Satwant Tandon, Trustee

STATE OF OKLAHOMA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Satwant Tandon, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST UAD JANUARY 22, 2016.the within named barganor, a trust, and that Satwant Tandon, , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma, this _____day of November, 2022.

Notary Public_____

My Commission Expires:_____

STATE OF OKLAHOMA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Satwant Tandon, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE SURVIVORS TRUST OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST, DATED JANUARY 22, 2016, the within named barganor, a trust, and that Satwant Tandon, , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma, this _____day of November, 2022.

Notary Public_____

My Commission Expires:_____

Witness its hand on the 17 day of November, 2022.

The Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016

By: S Tandon
Satwant Tandon, Trustee

The Survivors Trust of the Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016

By: S. Tandon
Satwant Tandon, Trustee

STATE OF OKLAHOMA
COUNTY OF Craig

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Satwant Tandon, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST UAD JANUARY 22, 2016.the within named barganor, a trust, and that Satwant Tandon, , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma, this 17th day of November, 2022.

Notary Public D. Straw

My Commission Expires: 11-06-2025

D. STRAW
Notary Public
State of Oklahoma
Commission #01018489 Exp: 11/06/25

STATE OF OKLAHOMA
COUNTY OF Craig

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Satwant Tandon, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE SURVIVORS TRUST OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST, DATED JANUARY 22, 2016, the within named barganor, a trust, and that Satwant Tandon, , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma, this 17 day of November, 2022.

Notary Public D. Straw

My Commission Expires: 11-06-2025

D. STRAW
Notary Public
State of Oklahoma
Commission #01018489 Exp: 11/06/25

Witness its hand on the 25th day of November, 2022.

The By-Pass Trust of the Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016

By: _____
Ravi Tandon, Trustee

STATE OF LOUISIANA
PARISH OF ORLEANS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ravi Tandon, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE BY-PASS TRUST OF THE ASHOK K. TANDON AND SATWANT TANDON LIVING TRUST, DATED JANUARY 22, 2016, the within named barganor, a trust, and that Satwant Tandon, , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at New Orleans, Louisiana, this 25th day of November, 2022.

Notary Public Sarah Campbell

My Commission Expires: LIFETIME

Sarah Campbell
Notary Public #136225
State of Louisiana
Lifetime Commission

22-2803LA

EXHIBIT A - LEGAL DESCRIPTION

Unit 2206 Cumberland Penthouse Condo Amend, according to the recorded plat thereof, a/k/a 555 Church Street, Unit 2206, Nashville, Tennessee.

Real property in Davidson County, Tennessee, being Unit No. FU-2206, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Ashok K. Tandon and Satwant Tandon, Trustees of the Ashok K. Tandon and Satwant Tandon Living Trust, dated January 22, 2016, by Quitclaim Deed from Ashok K. Tandon and Satwant Tandon, husband and wife, of record in Instrument No. 20160128-0008445, in the Register's Office of Davidson County, Tennessee, dated January 22, 2016 and recorded on January 28, 2016.

Being the same property conveyed to Ashok Tandon and wife, Satwant Tandon, by Special Warranty Deed from Cumberland Penthouses, LLC, a Tennessee limited liability company, of record in Instrument No. 20051107-0134872, in the Register's Office of Davidson County, Tennessee, dated October 31, 2005 and recorded on November 7, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights

arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cumberland Penthouses, a Condominium, as recorded in Plat Book 200504050037081, Page(s) .

10. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Cumberland Penthouses, a Condominium Condominium of record in Instrument No. 20050405-0037081, as amended by instrument(s) of record in Instrument No. 20050527-0060253; Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

11. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613 and Instrument No. 20050124-0008719.

12. Ordinance No. 097-755 recorded July 1, 1997 in Book 10512, Page 464.

13. Ordinance No. BL2002-1033 recorded June 26, 2002 in Instrument No. 20020626-0076795.