WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AF

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 971487 **DEEDWARR**
02/16/2023 11:39:51 AM 2 pgs
Fees: $13.00 Taxes: $6,197.50

20230216-0011335

DM-TAG-23-2617

THIS INSTRUMENT WAS PREPARED BY

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

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Austin Carr and Hannah Choate	NEW OWNER	
(NAME)	(NAME)	**104 15 0 479.00**
2617 Ashwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEIL SANAT SANGHANI, TRUSTEE OF THE NEIL SANAT SANGHANI REVOCABLE LIVING TRUST, DATED OCTOBER 2, 2020 AND REESHA SHAH SANGHANI, TRUSTEE OF THE REESHA SHAH SANGHANI REVOCABLE LIVING TRUST DATED OCTOBER 2, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN CARR AND HANNAH CHOATE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision Plat of Lot 45, Sunset Park of record in Instrument No. 20120413-0031482, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil Sanat Sanghani, Trustee of the Neil Sanat Sanghani Revocable Living Trust, dated October 2, 2020, as to one-half (1/2) interest and Reesha Shah Sanghani, Trustee of the Reesha Shah Sanghani Revocable Living Trust dated October 2, 2020, as to one-half (1/2) interest, as joint tenants with rights of survivorship, by Quitclaim Deed from Neil Sanat Sanghani, of record in Instrument No. 20201006-0115458, in the Register's Office of Davidson County, Tennessee, dated October 02, 2020 and recorded on October 06, 2020.

Being the same property conveyed to Neil Sanat Sanghani, by Quitclaim Deed from Sanat Kumar Valji Sanghani & Vinaben Sanat Sanghani, married, Trustees of the Sanat Kumar Valji Sanghani and Vinaben Sanat Sanghani Living Trust u/a dated June 17, 1999, of record in Instrument No. 20170512-0047371, in the Register's Office of Davidson County, Tennessee, dated May 04, 2017 and recorded on May 12, 2017.

Being the same property conveyed to Sanat Kumar Valji Sanghani and Vinaben Sanat Sanghani, Co-Trustees of the Sanat Kumar Valji Sanghani and Vinaben Sanat Sanghani Living Trust u/a dated June 17, 1999, by Warranty Deed from Little Village Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20130220-0017138, in the Register's Office of Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Lot 45, Sunset Park, as recorded in Instrument No. 20120413-0031482.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sunset Park Subdivision, as recorded in Plat Book 332, Page 132.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20120622-0055035.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2617 Ashwood Ave, Nashville, Tennessee 37212**.

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 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 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 15 DAY OF FEBRUARY, 2023.

Neil Sanat Sanghani, Trustee of the Neil Sanat Sanghani Revocable Living Trust, dated October 2, 2020

BY:_____
Neil Sanat Sanghani
Trustee

Reesha Shah Sanghani, Trustee of the Reesha Shah Sanghani Revocable Living Trust dated October 2, 2020

BY:_____
Reesha Shah Sanghani
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL SANAT SANGHANI, TRUSTEE of THE NEIL SANAT SANGHANI REVOCABLE LIVING TRUST, DATED OCTOBER 2, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REESHA SHAH SANGHANI, TRUSTEE of THE REESHA SHAH SANGHANI REVOCABLE LIVING TRUST DATED OCTOBER 2, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212