Karen Johnson Davidson County
Batch# 976984 DEEDWARR
03/03/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230303-0015533

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this the 1st day of March, 2023.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bhanu P. Voocha Pallavi Voocha	DIGITAL FEDERAL CU	051-06-0C-027.00-CO
701 Russells Way	220 DONALD LYNCH BLVD	
Warrington, PA 18976	MARLBOROUGH, MA 01752	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOWNHOMES ON GRAYCROFT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PALLAVI VOOCHA AND BHANU P. VOOCHA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 27, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Due West Towers LLC, a Tennessee Limited Liability Company by General Warranty Deed from Institute in Basic Life Principles, Inc., a Illinois Not-for-profit corporation of record in Instrument No. 20160608-0058131 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016.

Being a portion of the same property conveyed to Townhomes on Graycroft, LLC, a Tennessee Limited Liability company by Special Warranty Deed from Due West Towers LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201116-0135005 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 16, 2020.

Townhomes on Graycroft LLC is now known as Townhomes on Graycroft GP, a General Partnership by virtue of Acknowledgment of Conversion filed at Instrument No. 2022419-0045322, Register's Office for Davidson County, Tennessee.

The undersigned(s), moreover, acknowledges that he/she/they/it has had an opportunity to request a copy of the title commitment prepared by Wagon Wheel Title and/or Chicago Title Insurance Company. The undersigned(s) further acknowledges that the owner's title insurance policy that will be issued by Wagon Wheel Title and/or Chicago Title Insurance Co. will be issued subject to Schedule B Section 2 exceptions as reflected on said title commitment. The undersigned acknowledges and understands that Section B Section 2 exceptions may include such items as easements, including right of use, driveway, sewer, sanitary, storm water, as well as other types of easements, as well as other items/issues that are shown on the applicable Plan(s) of record as recorded in the Register of Deeds Office in the county where the subject property is located.

The undersigned have read and understand the above information and forever release, discharge and hold harmless, Wagon Wheel Title, its employees, agents and representatives, and/or any lender or title insurance company which may be involved with the closing, for any liability arising out of the above described statements.

Agreed to and signed on this the 1st day of March, 2023.

Bhanu P Voocha

Bhanu P. Voocha

Pallavi Voocha

Pallavi Voocha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bhanu P. Voocha and Pallavi Voocha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of March, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 3, 2023 (date of document).

Affiant Signature

March 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023