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

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-20691-MF

Prepared by
Record and Return To
Chapman and Posenthal Title, Inc
[illegible] Blvd , Suite 130
[illegible], TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000 00.

Affiant

Karen Johnson Davidson County
Batch# 987225 DEEDWARR
03/31/2023 11 37 45 AM 3 pgs
Fees $18 00 Taxes $1,794 50
20230331-0023441

Subscribed and sworn to before me, this the 30th day of March, 2023

Notary Public
My Commission Expires _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Siddhartha Rakesh Trivedy and Heeta Vithalani 1615 A Chase Street Nashville, TN 37216	New Owner	072 14 0A 001 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shannon M. McCarthy, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Siddhartha Trivedy and Heeta Vithalani, husband and wife**, 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. "A" on the plan of Chase Corners Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Chase Corners Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20120425-0035442, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Shannon M. McCarthy, unmarried by Warranty Deed from IRA Innovations, Inc. f/k/a Entrust Tennessee FBO IRA#32-1079, of record in Instrument No. 20120524-0045184, in the Register's Office of Davidson County, Tennessee, dated May 16, 2012 and recorded on May 24, 2012.

This is improved property located at: **1615 A Chase Street, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2023.

GRANTOR.

Shannon M. McCarthy

Shannon M. McCarthy

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shannon M. McCarthy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2023.

Please see attachment
Notary Public
My Commission expires: June 12, 2025

Prepared by
Record and Return To
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of San Mateo

On March 29, 2023 (Date) before me, Felicia Y Miller, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Shannon M McCarthy (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document
Title or Type of Document. Warranty Deed
Document Date. _____ Number of Pages _____
Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
☐ Corporate Officer – Title(s) _____	☐ Corporate Officer – Title(s) _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer is Representing. _____	Signer is Representing. _____

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