Karen Johnson Davidson County
Batch# 994167 DEEDWARR
04/19/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230419-0028903

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20684-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2023.

Notary Public
My Commission Expires: _____

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/30/2026
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bharathwaj J. Jeganathan and Prashanti Bharathwaj 513 Haynes St Nashville TN 37207	Ark-La-Tex Financial Services LLC 5160 Tennyson Pkwy Ste 1000 Plano, TX 75024	071-05-0-059

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Soldeo, LP, a Tennessee limited partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bharathwaj J. Jeganathan and Preshanti Bharathwaj, husband and wife** hereinafter called the Grantee(s), 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 Lot No. 22, on the plan of E. T. Brown's Subdivision of Parts of Lots 9 and 10 of Brooklyn, according to survey and plat of same appearing of record in Book 332, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Soldeo, LP, a Tennessee limited partnership by Quitclaim Deed from Soldeo, LLC, a Tennessee limited liability company, dated November 1, 2019, recorded November 4, 2019, of record in Instrument No. 20191104-0113457, Register's Office for Davidson County, Tennessee.

This is improved property located at: **513 Haynes Street, Nashville, TN 37207**

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 12th day of April, 2023.

GRANTOR:

Soldeo, LP, a Tennessee limited partnership

By: _____
John Radebaugh, General Partner

By: _____
Julie Radebaugh, General Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Radebaugh, General Partner and Julie Radebaugh, General Partners the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the General Partners of Soldeo, LP, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2023.

_____
Notary Public
My Commission expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202304190028903

I, Kara Wall, 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 4/12/23 (date of document).

Affiant Signature

Date 4/19/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

