This Instrument Prepared By
Parker T Brown, ESQ
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes

Karen Johnson Davidson County
Batch# 995600 DEEDWARR
04/24/2023 11 41.01 AM 3 pgs
Fees $17 00 Taxes· $0 00

20230424-0029960

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANIL K JAIN and NEERU JAIN, Trustees		
JPY REVOCABLE LIVING TRUST dated February 24, 2023	SAME AS NEW OWNER	104-02-1A-308 00-CO
P O. Box 53		
Nolensville, TN 37135		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F)

Anil K. Jain
ANIL K JAIN

Sworn to and subscribed before me this February 24, 2023

Notary Public

My Commission Expires:

PARKER T BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES 03-13-2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ANIL K. JAIN and wife, NEERU JAIN, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ANIL K JAIN and NEERU JAIN, Trustees of JPY REVOCABLE LIVING TRUST, dated February 24, 2023, and any amendments thereto, being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No.308-J of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed, Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Being the same property conveyed to ANIL K, JAIN and wife, NEERU JAIN, by PARTHENON PARTNERS LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument

No. 20061213-0153673, Register's Office for Davidson County, Tennessee

TOGETHER WITH parking space Numbers 1 and 2, as shown on Exhibit "C" to Master Deed as amended by Instrument No 20061030-0134372

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and
2 Matters appearing on the plan of record as Exhibit "C" of the Master Deed of record as Instrument No. 20050714-0081900 as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee; and
3. Application to combine Parcels of record as Instrument No. 20050728-0088338, Register's Office for Davidson County, Tennessee; and
4. Stormwater Detention Agreement of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
5. Easement for Storm Drainage of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
6. All matters set forth in the Master Deed of Park West Court, a Condominium Development of record as Instrument No 20050714-0081900 as amended by Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars; and
7. Charter of the Park West Court Condominium Owners Association, Inc , of record as Instrument No. 20050707-0078752, Register's Office for Davidson County, Tennessee. By-Laws as set forth as Exhibit "B" of the Master Deed of record as Instrument no. 20050714-0081900, Register's Office for Davidson County, Tennessee; and
8 Easement for driveway as set out in the deeds of record in Book 712, page 120 and Book 898, page 758, Register's Office for Davidson County, Tennessee; and
9. Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, page 445, in said Register's Office; and
10. Applicable Restrictions of record in Book 647, page 310; Book 498, page 281 and Book 573, page 53, Register's Office for Davidson County, Tennessee; and
11. Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049497, said Register's Office; and
12. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, and
13. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above, and
14. Rights of others in and to the common elements.

The foregoing description is taken from the prior deed of 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 as GRANTORS 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 GRANTEES, 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.

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.

This is improved property known as: 3127 Long Blvd., Unit 308-J Nashville TN 37203

WITNESS OUR HANDS this February 24, 2023.

Anil K. Jain

ANIL K JAIN

Neeru Jain

NEERU JAIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANIL K. JAIN and NEERU JAIN, with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 24, 2023.

NOTARY PUBLIC

My Commission Expires.

