Karen Johnson Davidson County
Batch# 1025204 DEEDWARR
07/12/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20230712-0053215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544809** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $514,900.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Edward Kothera 5003 Indiana Avenue, Unit A Nashville TN 37209	Send Tax Bills To: LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE 1036 STEARMAN DR STE 6 WHITE HOUSE, TN 37188	Tax Information: Tax Parcel ID No. 091-11-0F-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew R. Wentworth and Gabriela Luna Wentworth, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edward William Kothera, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the plan of 5003 Indiana Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, 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 MATTHEW R. WENTWORTH AND GABRIELA LUNA WENTWORTH, HUSBAND AND WIFE, by deed from D & S 615 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200305-0024582 , dated March 4, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-11-0F-004.00 CO.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, said Register's Office.

This is improved property located at 5003 Indiana Avenue, Unit A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of July, 2023.

Matthew R. Wentworth

Gabriela Luna Wentworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew R. Wentworth and Gabriela Luna Wentworth, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

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 July 11, 2023 (date of document).

Affiant Signature

July 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of July, 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