Karen Johnson Davidson County
Batch# 1027775 DEEDWARRSP
07/18/2023 11 57 00 AM 2 pgs
Fees $13 00 Taxes· $2,352 80
20230718-0055179

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Kashish Goel and Nidhi Gupta	**Kashish Goel and Nidhi Gupta**	
1913B Lombardy Ave		071-01-0E-035.00 CO
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD Trinity Lane, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Kashish Goel and Nidhi Gupta, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No 35 on the plan of Proximity, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Proximity, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210830-0116796 and amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD TRINITY LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NORTH LIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OWNER OF 59.0% UNDIVIDED INTEREST, MARY MARGARET WESTER, TRUSTEE OF THE MARY MARGARET WESTER TRUST OWNER OF A 32 2% UNDIVIDED INTEREST, TREY CAIN, TRUSTEE OF THE LEMONS AND LEMONADE EDUCATION TRUST 2015*4, OWNER OF A 5.4% UNDIVIDED INTEREST AND TREY CAIN, TRUSTEE OF THE SISTERS OF THE BVM 2011*8 RETIRED SENIOR SISTERS TRUST OWNER OF A 3.4% UNDIVIDED INTEREST, of record in Instrument No. 20201001-0113683, dated September 30, 2020, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
This is (X) IMPROVED property known as **2214 Old Matthews Road, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 13th day of July, 2023.

RSD Trinity Lane, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Trinity Lane, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 13th day of July, 2023

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 635,891.00

_____
Affiant

Subscribed and sworn to before me this 13th day of July, 2023

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024