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This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number 4-1571-TC

Karen Johnson Davidson County
Batch# 1029982 DEEDWARR
07/24/2023 11 46 59 AM 3 pgs
Fees $18 00 Taxes $2,146 00

20230724-0056822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2023.

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bavani Rajah and William Milton 1626 A Chase Street Nashville, TN 37216	FIRST HORIZON 145 MADISON AVE MEMPHIS, TN 38103	072 10 0W 002 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, we, **Christopher Nathan and Amy Nathan, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bavani Wanar Rajah, a single woman, and William Milton, a single man, joint tenants with right of survivorship,** 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 B as shown on the Plan of 1628 Chase Street Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1628 Chase Street Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20160216-0014299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property

Being the same property conveyed to Christopher Nathan and Amy Nathan, husband and wife, by Warranty Deed from H&B Development Partners, a Tennessee general partnership, of record in Instrument No 20200616-0061802, in the Register's Office of Davidson County, Tennessee, dated June 05, 2020 and recorded on June 16, 2020.

This Instrument executed on behalf of Christopher Nathan and Amy Nathan ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20230724-0056821, Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at **1626 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 18th day of July, 2023.

GRANTOR.

Christopher Nathan

Amy Nathan by Christopher Nathan, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Nathan, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2023

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Nathan, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Amy Nathan ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 18th day of July, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Christopher Nathan and Amy Nathan
To: Bavani Rajah and William Milton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2 That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not

Affiant

WITNESS my hand and seal at office this 18th day of July, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026