Karen Johnson Davidson County
Batch# 1053979 DEEDWARR
09/26/2023 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230926-0075416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED NINETY THOUSAND AND 00/100 (790,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/26

(AFFIX SEAL)

TAMMY SHATTUCK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
IFP Realty, LLC (NAME)	**NEW OWNER** (NAME)	**104 02 2M 050.00**
303 31st Avenue North Nashville, TN 37203 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of September, 2023, the undersigned, **ANIRUDH CHARI AND PAVITHRA RAMASWAMY, AS TRUSTEES OF THE CHARI FAMILY REVOCABLE TRUST DATED MARCH 19, 2020**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **IFP REALTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **303 31ST AVENUE NORTH, 401, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 50 together with the appurtenant interest in the common elements of Odyssey Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308 and Instrument No. 20230322-0020648, corrected by Scrivener's Affidavit in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857, recorded in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Anirudh Chari and Pavithra Ramaswamy, as Trustees of The Chari Family Revocable Trust dated March 19, 2020, by Special Warranty Deed from Parthenon Holdings DE LLC, a Delaware limited liability company, of record in Instrument No. 20230815-0063562, in the Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 15, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of September, 2023.

GRANTOR: The Chari Family Revocable Trust dated March 19, 2020
By: Anirudh Chari
Its: Trustee

STATE OF TENNESSEE) CA
COUNTY OF DAVIDSON) Alameda

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Anirudh Chari** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Chari Family Revocable Trust dated March 19, 2020** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 22nd day of September, 2023.

Notary Public — My Commission Expires 7/24/2024

GRANTOR: The Chari Family Revocable Trust dated March 19, 2020
By: Pavithra Ramaswamy
Its: Trustee

STATE OF TENNESSEE) CA
COUNTY OF DAVIDSON) Alameda

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Pavithra Ramaswamy** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **The Chari Family Revocable Trust dated March 19, 2020** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 22nd day of September, 2023.

Notary Public — My Commission Expires 7/24/2024

JOHN PFUND
COMM. # 2330817
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JULY 24, 2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/22/2023 (date of document).

Regina Sullo
Affiant Signature

Sept. 25 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 25th day of September, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026