WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059623 DEEDWARR
10/11/2023 11:09:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20231011-0079648

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF OCTOBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/24

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME *(unless otherwise indicated)*
Vanderpool Law
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3013LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Apurva Mehta and Shilpa Mehta	Apurva Mehta and Shilpa Mehta	
3000 Vanderbilt Place 217		
Nashville, TN 37212		104 02 4B 217.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISAAC KWARTENG AND SOPHIA KWARTENG, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APURVA MEHTA AND SHILPA MEHTA, HUSBAND AND WIFE** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 217 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed: together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170816-0083852; Instrument No. 20171208-0125448; Instrument No. 20180213-0014078; Instrument No. 20181214-0121640; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657 and Instrument No. 20210304-0028708, said Registers Office.

Being the same property conveyed to Isaac Kwarteng and Sophia Kwarteng, husband and wife, by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, of record in Instrument No. 20070910-0108531, in the Register's Office of Davidson County, Tennessee, dated September 07, 2007 and recorded on September 10, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bristol Development Group Vanderbilt Place, as recorded in Instrument No. 20060801-0093560.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bristol West End, a Condominium Development Condominium of record in Instrument No. 20070503-0053313, as amended by instrument(s) of record in Instrument No. 20070629-0077729; Instrument No. 20081016-0104201; Instrument No. 20101130-0095113; Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170816-0083852; Instrument No. 20171208-0125448; Instrument No. 20180213-0014078; Instrument No. 20181214-0121640; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657 and Instrument No. 20210304-0028708; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20050105-0001970.
5. Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569.
6. Easement recorded in Instrument No. 20060320-0031877 and Re-Recorded in Instrument No. 20060405-0039176.
7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050603-0062976.

This is improved property known as 3000 Vanderbilt Place 217, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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.

Witness our hand on the 27th day of September, 2023.

Isaac Kwarteng

Sophia Kwarteng

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, a Notary Public of said County and State, ISAAC KWARTENG AND SOPHIA KWARTENG, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, Texas, this 27th day of September, 2023.

ROBERT GERALD BURGER
Notary ID #126189845
My Commission Expires
July 20, 2027

Notary Public

My Commission Expires: 7/20/2027

I Lisa Allard, 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 October 9, 2023.

Lisa Allard, Affiant October 9, 2023

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this October 9, 2023.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024