Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1070265 **DEEDWARR**
11/13/2023 10:18:20 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20231113-0087996

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 08, 2025 SEZEN YILMAZ MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-100793

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brandon Ryker and Meghan Harder	Brandon Ryker and Meghan Harder	
(NAME)	(NAME)	
615 Old Hickory Blvd., #612	615 Old Hickory Blvd., #612	114-15-1B-012-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-THREE THOUSAND AND NO/100 DOLLARS ($393,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KAJAL JAIN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDON RYKER, UNMARRIED AND MEGHAN HARDER, UNMARRIED, AS 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:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 12 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, Amended in Instrument No. 20220314-0029617 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the abovve-referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, in the Register's Office for Davidson County, Tennessee and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kajal Jain, a single person by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated 08/31/2022, of record in Instrument No. 20220901-0098780, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 615 Old Hickory Blvd., #612, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this the 8th day of November, 2023

Kajal Jain

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kajal Jain, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2023.

Notary Public Amanda F Zorc
My Commission Expires: May 10, 2026

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026