Karen Johnson Davidson County
Batch# 1073551 DEEDWARR
11/20/2023 01:55:49 PM 2 pgs
Fees: $13.00 Taxes: $1,803.75
20231120-0090272

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63312
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sanjana Harish Prasad Sonika Harrish Prasad Ratna C. Prasad Harish C. Prasad 1931 Capers Avenue Nashville, Tennessee 37212	NEW OWNERS

TAX MAP PARCEL NUMBERS: 104080F00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$487,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and Maureen Seitz, equal tenants in common without right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sanjana Harish Prasad, Sonika Harrish Prasad, Ratna C. Prasad, and Harish C. Prasad, to be held as joint tenants with right of survivorship, amongst all grantees,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium apartment in Davidson County, Tennessee being Unit No. 1931, also designated as Unit 5, of Old Town Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Proeprty Act, as shown on Exhibit "C" to the Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and addendum thereto of record in Book 6928, page 461, Register's office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz, by Warranty Deed from Constant Change, unmarried, and Ann Rowell, unmarried, dated May 15, 2003, and recorded May 22, 2003, of record in Inst. No. 20030522-0069757, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 13, 2003 recorded October 24, 2003, of record in Inst. No. 20031024-0157348, said Register's Office, subject proeprty was conveyed to Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "C" to the Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, and addendum thereto of record in Book 6928, page 461, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6625, page 891, rerecorded in Book 6639, page 116, addendum to in Book 6928, page 461, Book 6960, page 840, rerecorded in Book 6991, page 1, Book 8098, page 576, Inst. No. 20121213-0115054, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Old town Homeowners Association, Inc. of record in Book 7605, page 192, said Register's Office.

This is improved property, known as 1931 Capers Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of November, 2023.

Donald Seitz

Maureen Seitz

State of Tennessee

County of Davidson

On this 16th day of November, 2023, before me the undersigned authority, personally appeared **Maureen Seitz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

On this 17th day of November, 2023, before me the undersigned authority, personally appeared **Donald Seitz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $487,500.00.

Affiant

Sworn and subscribed before me this 17th day of November, 2023.

Notary

My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027