THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046181**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,685,000.00. 1,685,000.00 TC Affiant Subscribed and sworn to before me, this 1st day of December, 2023. Notary Public My Commission Expires: 6-17-2024

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Gourley and Tiffany Brooke Sanders 4001 Nevada Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 16 0 344.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ravi Sachan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Gourley and Tiffany Brooke Sanders, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of the Subdivision of Lands of P.S. Stump, deceased, as of record in Plan Book 2, Page 74, Chancery Court at Nashville, Tennessee. Said Lot No. 41 fronts 60 feet on the Southerly side of Nevada, formerly 3rd Avenue and extends back between parallel lines with the Westerly margin of 40th Avenue North formerly "C" Street or Stump Avenue, 150 feet to an alley.

Being the same property conveyed to Ravi Sachan, by Warranty Deed from Nathaniel U. Fisher-Shaffer, unmarried, of record in Instrument No. 20141204-0111081, in the Register's Office of Davidson County, Tennessee, dated December 3, 2014 and recorded on December 4, 2014.

Said property was never the marital residence of Grantor and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lands of P.S. Stump, as recorded in Plat Book 2, Page(s) 74.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20221221-0131711.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20231024-0083335.

This is improved property located at 4001 Nevada Avenue Nashville TN 37209

Karen Johnson Davidson County
Batch # 1077688 DEEDWARR
12/04/2023 09:57:37 AM 2 pgs
Fees: $13.00 Taxes: $6,234.50
20231204-0093194

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of December, 2023.

RCS

Ravi Sachan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ravi Sachan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2023.

Notary Public
My Commission Expires: _____

