THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246383**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Madison B Fulcher Affiant Subscribed and sworn to before me, this 7th day of December, 2023. Sarah K. Hudson Notary Public My Commission Expires: 10/09/26

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 09, 2026

Karen Johnson Davidson County
Batch# 1081234 DEEDWARR
12/12/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20231212-0095709

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rajesh Aggarwal 1006 33rd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 092-01-0-109.00

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, **North Nash Dev, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rajesh Aggarwal**, ("Grantee"), his 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 the southerly 47-1/2 feet of Lot 17, in Block 32 on the Plan of Midway, of record in Plat Book 421, page 11, in the Register's Office for Davidson County, Tennessee.

Said 47-1/2 feet of said Lot No. 17 fronts on the easterly side of 33rd Avenue North, and extends back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to NORTH NASH DEV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF MARY E. SPANN, of record in Instrument No. 20230725-0057318, dated July 21, 2023, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 092-01-0-109.00.

Matters shown on the Plan of record in Plat Book 421, page 11, said Register's Office.

This is improved property located at 1006 33rd Avenue North Nashville TN 37209

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 7th day of December, 2023.

North Nash Dev, LLC

Member
By: Allen Chadwick Harris, Member

Marianne Wilson Harris member
By: Marianne Wilson Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris and Marianne Wilson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of North Nash Dev, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid members.

Witness my hand, at office, this 7th day of December, 2023.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 05/07/24

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/07/23. (Date of Document)

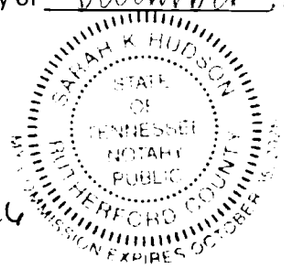
Affiant Signature

Date: 12/12/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 12th day of December, 2023



Sarah K. Hudson

Notary Public

My Commission Expires: 10/09/2026