This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21881-AP

Karen Johnson Davidson County
Batch# 1081859 DEEDWARR
12/14/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20231214-0096661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2023.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5.7.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vimlesh C. Shah Mona V. Shah 108 Waverly Place Lebanon, TN 37087	New Owner	81-12-4G-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fed Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vimlesh C. Shah and Mona V. Shah, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being Unit B, together with the appurtenant common elements of Homes at 1415 10th Avenue North, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1415 10th Avenue North, a horizontal property regime with private elements, of record in Instrument No. 20211203-0160222, as amended in Instrument No. 20231214-0096629, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; 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. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration, and the original plat of record in Book 21, page 23, said Register's Office, to which site-plan and original plat references are hereby made for a more complete identification, description and placement of such Unit.

Being a portion of property conveyed to Fed Development LLC, a Tennessee limited liability company by Warranty Deed from Pamela Kirkpatrick, Dorline Taylor, Heirs at Law of the Estate of Erbie Kirkpatrick, Jr., Margaret Kirkpatrick,

Loree Beard, Leah Williams, Heirs at Law of the Estate of Luther Kirkpatrick and Deborah Crutcher, Alice Dean, Angelia Flenoy, Dorthea Wade, Fannie Coleman, Heirs at Law of the Estate of Midred Wade, deceased, dated May 5, 2021, recorded June 1, 2021, of record in Instrument No. 20210601-0073343, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1415 B 10th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Taxes for the year 2023 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of December, 2023.

GRANTOR:

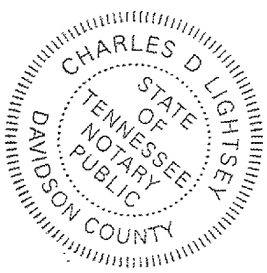
Fed Development LLC,
a Tennessee Limited Liability Company

By: _____
Edward T. Fedorovich, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward T. Fedorovich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Fed Development LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2023.



_____
Notary Public
My Commission expires: 3/3/26

202312140096661

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12--14-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-14-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** December **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

