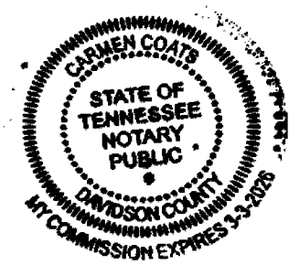
Karen Johnson Davidson County
Batch# 1103572 DEEDWARR
02/22/2024 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240222-0012242

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FIFTY THOUSAND AND 00/100 ($850,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Prash Sabharwal and Parvathi Santhosh-Kumar (NAME)	**NEW OWNER** (NAME)	**105 07 3O 001.00**
553A Moore Avenue Nashville, TN 37203 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of February, 2024, the undersigned, **CHRISTINA M. JALOVEC, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **PRASH SABHARWAL, AND PARVATHI SANTHOSH-KUMAR, A MARRIED COUPLE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **553A MOORE AVENUE, NASHVILLE, TN 37203** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Homes at 553 Moore Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 553 Moore Avenue, a Horizontal Property Regime, of record in Instrument Number 20170619-0061412, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christina M. Jalovec, An Unmarried Woman, by Warranty Deed from Ravi Godhwani, Married, of record in Instrument No. 20230210-0009921, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023 and recorded on February 10, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of February, 2024.

GRANTOR: Christina M. Jalovec

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christina M. Jalovec**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of February, 2024.

Notary Public

03/20/2024
My Commission Expires



202402220012242

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 15, 2024** (date of document).

Affiant Signature

February 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25