Karen Johnson Davidson County
Batch# 1115359 DEEDWARR
03/27/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20240327-0021177

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Surbhi Mehta	Surbhi Mehta	147 07 0B 017.00
(NAME) 4958 Edmondson Pike, D-17	(NAME) 4958 Edmondson Pike D-17	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sachin Chavan, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Surbhi Mehta**, a Single Woman, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-17, Parcel 17, in Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sachin Chavan from Brandon Adams, Trustee of The 4958 Edmondson Pike # 17 Trust by Warranty Deed, dated April 19, 2022 and recorded on April 27, 2022 in Instrument No. 20220427-0048538, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

24HT00033

This is improved property, known as 4958 Edmondson Cir., D-17, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of February, 2024.

Sachin Chavan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

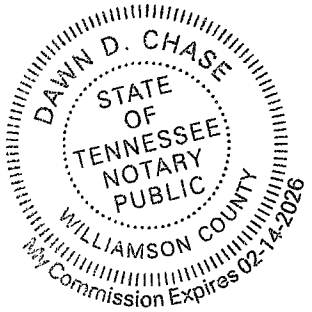
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sachin Chavan, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2024.

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, Summer Barton 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 2/20/24 (date of document).

Summer Barton
Affiant Signature

3/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of March, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24