WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116001 DEEDWARR
03/27/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240327-0021404

File No. DH-24-5969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK D. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Return to and THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bhupathy-Vijayakumar 2024 CP Trust dated March 14, 2024	Same as	
(NAME)	(NAME)	072-07-0-210.00
1254 McGavock Pike	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Robert Drimmer, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vinay Bhupathy and Ranjani Mosale Vijayakumar, Co-Trustees of the Bhupathy-Vijayakumar 2024 CP Trust dated March 14, 2024**, HEREINAFTER CALLED THE GRANTEE, THEIR 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, described according to an October 8, 1979 survey by John B. Kohl, III, Tennessee, Registered Kohl Surveyor Number 100, as follows:

Beginning at a point on the Southerly margin of McGavock Pike, formerly Maxey Lane, at the Northwesterly corner of the Charles S. Merryman property (Book 5176, page 172, RODC), said point is also located North 87 degrees 20 minutes West 105.0 feet from the Westerly margin of Glenmeade Drive; thence with Merryman's Westerly property line and the Westerly line of Lot Numbers 1 and 2, Glenmeade Subdivision (Book 974, page 32, RODC), Southwardly 258.0 feet, to a point at the common rear corner of Lot Number 8 and 9, Glenmeade Subdivision-First Addition (Book 2330, page 59, RODC); thence with the Northerly line of Lot Number 9 Westwardly 98.5 feet to a point in the Easterly line of other property of Charles S. Merryman (Book 3101, page 61, RODC); thence, with Merryman's Easterly property line, Northwardly 242.0 feet, to a point on the Southerly margin of McGavock Pike, thence; with said margin

Being the same property conveyed to Robert Drimmer, married by Warranty Deed from Cyndy Burgett, Executor of the Estate of Judith Burgess Holladay, of record as Instrument Number 20231025-0083608, Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 25, 2023.

This was investment property only and is not subject to marital interest.

This is property more commonly known as 1254 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 26th day of March, 2024.

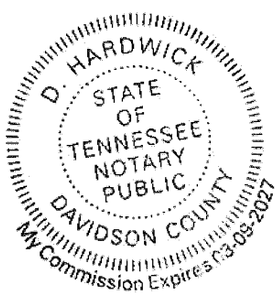
Robert Drimmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2024, before me personally appeared Robert Drimmer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 26, 2024**.

Date

D Hardwick

Affiant Signature

March 27, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026