WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,250,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/28/2024. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch # 1116958 **DEEDWARR**
04/01/2024 03:34:22 PM 2 pgs
Fees: $13.00 Taxes: $12,025.00

20240401-0022398

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3209

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shri Singhvi and Jyoti Singhvi	Citizens Bank N.A.	159-16-0-004.00
120 Woodward Hills Place	P.O. Box 2800	
Brentwood, TN 37027	Glenn Allen VA 23058	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

J. Carlton Drumwright, Limited Designated Successor Trustee of Hamilton Marriage Trust dated September 16, 2020

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shri Singhvi, and Jyoti Singhvi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 4 on the Plan of Revised Final Plat Woodward Hills of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Hamilton and Tracie Hamilton, husband and wife by Warranty Deed from John C. Russell and Carol L. Russell, husband and wife of record in Instrument No. 20180725-0072691 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 25, 2018.

Being the same property conveyed to Scott Scovell Hamilton and Tracie Rose Hamilton, trustees under the Hamilton Marriage Trust dated September 16, 2020 by Quitclaim Deed from Scott Hamilton and Tracie Hamilton, husband and wife of record in Instrument No. 20200928-0110808 Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 28, 2020. Pursuant to Limited Designation of Successor Trustee of record in Instrument No 20240401-0022397, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 120 Woodward Hills Place Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 28, 2024.

Hamilton Marriage Trust dated September 16, 2020

By: _____
J. Carlton Drumwright, Limited Designated Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named J. Carlton Drumwright, Limited Designated Successor Trustee of the Hamilton Marriage Trust dated September 16, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this March 28, 2024.

_____
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-3209

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027