THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $273,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson
Batch # 1117181
04/02/2024 10:16:46 AM
Fees: $13.00 Taxes: $1,011.95

Davidson County
DEEDWARR
2 pgs

20240402-0022711

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sowmya Ananthanarayanan 2025 Woodmont Boulevard, Unit 235 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0J-235.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Denise Richards and Norman Jerre Richards, Jr., wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sowmya Ananthanarayanan and Anantha Ramachandran, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 235 , together with the appurtenant interest in the common elements of the Hillmont Condominiums, A Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended by First Amendment to Master Deed of record in Instrument No. 20050404-0036415 and Second Amendment of record in Instrument No. 20050512-0053861, Register' s Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as exhibit C to the aforementioned Master Deed.

Being the same property conveyed to DENISE RICHARDS and NORMAN JERRE RICHARDS JR., WIFE AND HUSBAND, by deed from PAUL ABBEY and wife, CAROLYN ABBEY, of record in Instrument No. 20220512-0054582 , dated April 13, 2022 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-11-0J-235.00 CO.

Master Deed and By-Laws of The Hillmont Condominium of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office.

Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

Grant of Easement of record in Instrument No. 20110930-0075711, said Register's Office.

This is improved property located at 2025 Woodmont Boulevard, Unit 235 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of March, 2024.

Denise Richards

Norman Jerre Richards, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise Richards and Norman Jerre Richards, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2024.

Notary Public

My Commission Expires: _____

