WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122895 DEEDWARR
04/15/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20240415-0026791

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gaurav Shetty and Haley Beckham-Shetty	CMG Financial	
(NAME)	(NAME)	
303 Bowwood Drive	3160 Crow Canyon Rd., Ste 400	119-04-0-138.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(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, WE, **SPARROW INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAURAV SHETTY AND HALEY BECKHAM-SHETTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. part of Lot 152 on the Plan of Glencliff Estates, Section 3 of record in Plat Book 1424, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 152 fronts 100 feet on the southerly side of Bowwood Drive and extends back 372.1 feet on the westerly line and 326.6 feet on the easterly line to a dead line, measuring 81.2 feet thereon. Included in the above description but EXCLUDED is that portion of Lot 152 previously conveyed and described by Deed of record in Book 2961, page 105, as follows:

Beginning at a point in the common line between Lot Nos. 151 and 152 of said subdivision, 81 feet south of the common corner of said Lots Nos. 151 and 152, at the northerly margin of Bowwood Drive; thence south 11 degrees 50 minutes east 58 feet; thence south 37 degrees 50 minutes east 11 feet; thence south 10 degrees 50 minutes east 65 feet; thence south 79 degrees 10 minutes west 16 feet to a point in the common line between said Lots Nos. 151 and 152; thence along said common line north 10 degrees 50 minutes 133.1 feet to the beginning.

Being the same property conveyed to Carol Louise Mefford by Quitclaim deed from Christiana Mefford and husband, Franklin H. Mefford of record in Book 6424, page 551, Register's Office for Davidson County, Tennessee, dated November 12, 1984 and recorded on November 13, 1984. Carol Louise Mefford died September 14, 2021, her estate being administrated through Davidson County Probate Court, Case No. 21P1966. Sharon Michelle McClennon specifically devised the real property herein by Last Will and Testament of Carol Louise Mefford.

Being the same property conveyed to SPARROW INVESTMENTS LLC by Warranty Deed from Sharon Michelle McClennon of record as Instrument Number 20230508-0033860, Register's Office for Davidson County, Tennessee, dated May 4, 2023 and recorded on May 8, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 303 Bowwood Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2023-1098A

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 hand this 12th day of April, 2024

SPARROW INVESTMENTS, LLC

BY: _____

LYLE SPANN, MEMBER

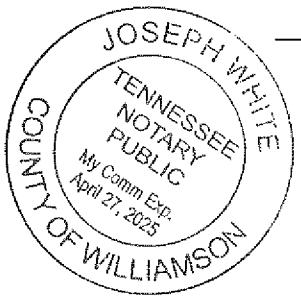
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Lyle Spann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Sparrow Investments, LLC, and that he as such Member of Sparrow Investments, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Sparrow Investments, LLC.

Witness my hand and official seal this 12th day of April, 2024.

Commission expires:



_____

Notary Public

JW2023-1098A

Certificate of Authenticity

I, Tonya Loftin, 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 April 12, 2024.

Date

Tonya Loftin

Affiant Signature

April 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)