Karen Johnson Davidson County
Batch# 1126939 DEEDWARR
04/25/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240425-0029917

Prepared by:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2024.

Notary Public
My Commission Expires: 06-14-25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2024-873

Address of New Owner:	Send Tax Bills to:	Tax Information:
Usman R. Choudry	New Owner	
295 Plus Park Blvd. Unit 203 Nashville, TN 37217		119-03-0B-064-00-CO

WARRANTY DEED

For and in 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

Christopher James Areephanthu, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Usman R. Choudry, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 203, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, 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 a portion of the same property conveyed to Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee general partnership of record in Instrument No. 20210727-0100539 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

Being a portion of the same property conveyed to Dill Property Holdings, LLC., a Tennessee Limited Liability Company by Quitclaim Deed from Eric M. Dill of record in Instrument No. 20220622-0071136 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 22, 2022.

Being the same property conveyed to Christopher James Areephanthu, single man by Warranty Deed from Dill Property Holdings, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20221202-0126136 Register's Office for Davidson County, Tennessee, dated December 01, 2022 and recorded on December 02, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 295 Plus Park Boulevard, Unit 203, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 23rd day of April, 2024.

Christopher James Areephanthu

STATE OF KY
COUNTY OF Warren

On this 23rd day of April, 2024, before me personally appeared Christopher James Areephanthu, 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 23rd day of April, 2024.

Notary Signature
My commission expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 24, 2024.

Custodian's Signature — 04/24/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of April 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

