20241218R Karen Johnson Davidson County Batch# 1134398 DEEDWARR 05/14/2024 08:27:30 AM 3 pgs Fees: $18.00 Taxes: $910.20 20240514-0035247	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $246,000.00. Affiant Subscribed and sworn to before me, this the 9th day of May, 2024. Notary Public My commission expires: Oct 14. 2025

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Shyamala Pillai, Pravin S Pillai and Mayaank Pillai	New Owner	**117-03-0B-115-00**
2601 Hillsboro Pike, Unit H4		
Nashville, TN 37212		

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, WE,

Brian Atwood and Peggy Atwood, husband and wife

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

Shyamala Pillai and Pravin S. Pillais, married, and Mayaank Pillai, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-4, Parcel No. 115, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Blue Rock Coast, LLC, a Tennessee limited liability company, by Warranty Deed from Donald Arkovitz and Martha E. Shipman n/k/a Matha Shipman Arkovitz, husband and wife, dated December 9, 2022, and recorded December 12, 2022, at Instrument Number 20221212-0128541 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Atwood and Peggy Atwood by Quit Claim Deed from Blue Rock Coast, LLC, a Tennessee limited liability company, dated April 29, 2024 and recorded on April 29, 2024, at Instrument Number 20240429-0030996 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2601 Hillsboro Pike, Unit H4, Nashville, TN 37212.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 9th day of May, 2024:

Brian Atwood

Peggy Atwood

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brian Atwood and Peggy Atwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 9th day of May, 2024.

My Commission Expires: 5/18/24

Notary Public

s

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 May 9, 2024.

Custodian's Signature — 05/9/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 9th day of May 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2

BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY