Karen Johnson Davidson County
Batch# 1136253 DEEDWARR
05/17/2024 09:58:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20240517-0036721

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249314 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$550,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 16th day of May, 2024. Notary Public My Commission Expires: 8/3/26

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of May, 2024, among:

JORDAN A. VANNOY AND RACHEL VANNOY FKA RACHEL KLUGMAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

YASH RUPAREL, an unmarried man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Revision, Lots 4, 5, 6, 11, 12 & 13 and Open Space, The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20071108-0131963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jordan A. Vannoy, unmarried by deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated October 3, 2014, of record in Instrument No. 20141008-0093234, Register's Office for Davidson County, Tennessee. The property was further conveyed to Jordan A. Vannoy and Rachel Klugman, husband and wife by deed from Jordan A. Vannoy, married, dated August 20, 2020, of record in Instrument No. 20200826-0096743, said Register's Office.

Rachel Klugman and Rachel Vannoy are one and the same person.

Being commonly known as 5925 Woodlands Avenue, Nashville, TN 37211.

VERSION: January 2019

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jordan A. Vannoy

Rachel Vannoy

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan A. Vannoy and Rachel Vannoy, the within named bargainor(s), 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 and official seal this 16th day of May, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:
Name: Yash Ruparel
Address: 5925 Woodlands Avenue
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:
Name: First Community Mtg
Address: 262 Robert Rose
City, State, Zip: Murfreesboro, TN 37129

Tax ID: 172-3A-113.00

VERSION: January 2019

I, Andy Maloney, 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 **5/16/2024** (date of document).

Affiant Signature
Date **5/16/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **16** day of **May**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY