This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3543-SL

Karen Johnson Davidson County
Batch# 1147109 DEEDWARR
06/13/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20240613-0044445

STATE OF TENNESSEE
COUNTY OF Williamson

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

The actual consideration or value, whichever is greater, for this transfer is $498,000.00.

Jennifer Rodees
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2024.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan E. Handmaker and Trisha D. Handmaker 3201 Glenview Park Way Louisville, KY 40222	The New Owner	104-02-4A-209.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,/we, **Malla, LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan E. Handmaker and Trisha D. Handmaker, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 205, of the 3100 West End Circle Condominiums, as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record in Instrument No, 20060419-0044895, amending Master Deed of record in Instrument No. 20050405-0037200, as further amended at Instrument Nos. 20060419-0044895, 20061018-0129536, 20070920-0112553, 20150729-0074422, 20160415-0036024, and 20170203-0011874, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Yogesh B. Malla and Sarita Malla, husband and wife by Warranty Deed from Regina Padilla, an unmarried woman of record in Instrument No. 20120831-0078946 Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 31, 2012.

Being the same property conveyed to Malla, LLC, a Kentucky limited liability company by Quitclaim Deed from Yogesh B. Malla and Sarita Malla, husband and wife of record in Instrument No. 20170718-0072376 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 18, 2017.

This is improved property located at: **3100 West End Circle, Unit 205, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 ~~7th~~ 6th day of June, 2024

GRANTOR:

Malla, LLC, a Kentucky Limited Liability Company

By: _____
Yogesh B. Malla, Member

By: _____
Sarita Malla, ~~Member~~

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF McCRACKEN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yogesh B. Malla, Member and Sarita Malla, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of Malla, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~7th~~ 6th day of June, 2024.

JANE M. MUKLEWICZ
Notary Public
Commonwealth of Kentucky
Commission Number KYNP54723
My Commission Expires Jul 5, 2026

_____
Notary Public
My Commission expires: July 5, 2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/6/24 (date of document).

Affiant Signature

6/6/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of June, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL