Karen Johnson Davidson County
Batch# 1152294 DEEDWARR
06/28/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240628-0048571

WARRANTY DEED

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. AP-24-6946

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 3/8/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meera Maliakkal, Trustee of Benedict and Meera Maliakkal Trust dated January 23, 2020	**New Owner**	
(NAME) 3168 Hillsboro Pike	(NAME) **101 St. Regis Court**	117-07-0B-203.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Brentwood, TN 37027**	
(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, I/we, **Joseph Ha Ta, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meera Maliakkal, Trustee of Benedict and Meera Maliakkal Trust dated January 23, 2020**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Unit No. 203, on the Plan of The Claridge, as shown on plat of record in Plat Book 5800, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, together with the appurtenant interest in the common elements of The Claridge, a horizontal property regime established by Master Deed and By-Laws of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Mark H. Whitefield and Jenni L. Ryan, both unmarried as joint tenants with right of survivorship by Warranty Deed from Laurie K. Sutton, married of record in Book 11076, page 430, Register's Office for Davidson County, Tennessee, dated August 18, 1998 and recorded on August 21, 1998.

Being the same property conveyed to Joseph Ha Ta, unmarried by Warranty Deed from Mark H. Whitefield and Jenni Whitefield, husband and wife of record in Instrument No. 20220628-0074408 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 28, 2022.

This is property more commonly known as 3168 Hillsboro Pike, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of June, 2024.

Joseph Ha Ta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2024, before me personally appeared Joseph Ha Ta, 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 27th day of June, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **June 27, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

6/27/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

