Karen Johnson Davidson County
Batch# 1152804 DEEDWARR
06/28/2024 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240628-0048985

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (875,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Abhay Karandikar and Allison Karandikar (NAME)	**Ascend Federal Credit Union** (NAME)	**094 01 0 034.01**
1606 Litton Avenue Nashville, TN 37216 (ADDRESS)	**520 Airpark Drive Tullahoma, TN 37388** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of June, 2024, the undersigned, **ASHLEY BLOUNT AND MICHAEL BLOUNT, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ABHAY KARANDIKAR AND ALLISON KARANDIKAR, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **522 SOUTH 14TH STREET, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Plan of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said part of closed street fronts 50 feet on the West side of South 14th Street and extends back 155.2 feet on the Northerly line, with the Southerly line of Lot No. 113 and 153.8 feet on the Southerly line, with the Northerly line of Lot No. 114, to an alley measuring 50 feet thereon.

Included but excluded from the above described tract is that portion conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument No. 20040505- 0051405, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of excluded portion.

Being the same property conveyed to Ashley Blount and Michael Blount, wife and husband, by Warranty Deed from William T. Harris and Loree E. Harris, husband and wife, of record in Instrument No. 20190401-0029305, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of June, 2024.

GRANTOR: Ashley Blount
By: Madelyn Reynolds, her attorney-in-fact

Ashley Blount by Madelyn Reynolds her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, MR Madelyn Reynolds the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~**Ashley Blount**~~ with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Ashley Blount**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number_202406280048983___, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Ashley Blount the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 28th day of June, 2024.

Notary Public _____ My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

GRANTOR: Michael Blount
By: Madelyn Reynolds, his attorney-in-fact

Michael Blount by Madelyn Reynolds, his attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, MR Madelyn Reynolds the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~**Michael Blount**~~ with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Michael Blount**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number_202406280048984___, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Ashley Blount the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 28th day of June, 2024.

Notary Public _____ My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of June, 2024.

Affiant Signature
Date 6 - 28 - 24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028