WARRANTY DEED

Karen Johnson
Batch # 1155524
07/08/2024 02:05:59 PM
Fees: $13.00 Taxes: $594.87

Davidson County
DEEDWARR
2 pgs

20240708-0051114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,777.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miranda J Lawson	**Alliant Credit Union**	
(NAME)	(NAME)	**147-02-0B-026.00-CO**
550 Harding Place	**11545 West Touhy Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Chicago, IL 60666**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAXA PARBHU, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIRANDA J LAWSON, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit B-106, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominium set forth in Exhibit A-2, said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Arvind Parbhu and wife, Daxa Parbhu by Warranty Deed from Loneta F. Newbrough (now Behrens) and husband Ken Behrens of record in Book 7718, page 227, Register's Office for Davidson County, Tennessee, dated November 23, 1988 and recorded on December 2, 1988.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6188, Page 744, amended in Book 10016, page 185, Instrument No. 20070509-0055551, Instrument No. 20071011-0120947, Instrument No. 20080625-0065590 and Instrument No. 20130212-0014369, Register's Office for Davidson County, Tennessee.
- By-Laws of record as exhibit to Master Deed in Book 6188, page 787, said Register' s Office.
- Charter of Caldwell Court Condominium Association, Inc., recorded in Book 6188, page 452 and as an exhibit to the Master Deed in Book 6188, page 804, said Register's Office. Articles of Amendment to the Charter of Caldwell Court Condominium Association, Inc., recorded as Instrument No. 20070103-0001049, said Register's Office.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, said Register's Office.
- Grant of Easement of record in Instrument Number 20150211-0012557, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on plan of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, including but not limited to a 10 feet easement for public utility and drainage purposes and a 2.5 x 20 foot utility anchor easement.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Place, Unit B106, Nashville, Tennessee 37211**.

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 hand(s) this the 2nd DAY OF JULY, 2024.

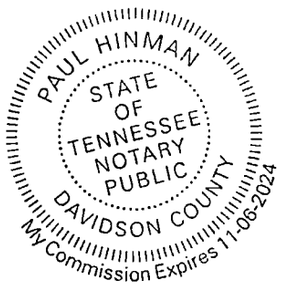
Daxa Parbhu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212