THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648080

Karen Johnson Davidson County
Batch # 1156569 DEEDWARR
07/11/2024 11:07:00 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20240711-0051967

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2024.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anish Kammila 900 19th Avenue South Unit 702 Nashville TN 37212	New Owner	Tax Parcel ID No. 092 16 0B 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrian Thomas, an unmarried man, and David Thomas, a married man, as tenants in common with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Anish Kammila, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit No. 702, Level 9, of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., Tennessee Code Annotated, as shown on plat of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, and as established by the Master Deed for Book 7051, Page 529, as amended in Book 7119, Page 884, 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 said Master Deed.

Being the same property conveyed to Adrian Thomas, an unmarried man and David Thomas, a married man, as tenants in common with rights of survivorship, by Warranty Deed from Jay Geller and Amy-Jill Levine, of record in Instrument No. 20190618-0058608, in Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, a lien not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIVERSITY SQUARE CONDOMINIUM APARTMENTS, as recorded in Plat Book 6900, Page(s) 124.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing University Square Condominium of record in Book 7051, Page 529, as amended in Book 7119, Page 884; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Public Utility, recorded in Instrument No. 20130906-0094167.

This is improved property located at 900 19th Avenue South Unit 702 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of July, 2024.

Adrian Thomas

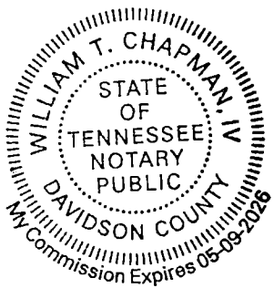
David Thomas By Adrian Thomas, Attorney in Fact
David Thomas by Adrian Thomas as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrian Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2024.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrian Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David Thomas and that he is authorized by David Thomas to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of July, 2024.

Notary Public
My Commission Expires: _____

