WARRANTY DEED

Karen Johnson
Batch # 1156595
07/11/2024 11:29:16 AM
Fees: $13.00 Taxes: $10,175.00

Davidson County
DEEDWARR
2 pgs

20240711-0052012

File #24-PA-3337-P

(SEAL)
STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2024.

Stephanie Woodall
Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samir Bangalore and Sheila Bangalore	**New Owner**	
(NAME)	(NAME)	**104 06 0 134.00**
2817 West End Ave., Box 126-555		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

CORE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMIR BANGALORE AND SHEILA BANGALORE, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as of record in Plat Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 60 feet on the Southerly margin of Love Circle and runs back between lines measuring 140 feet on the Easterly line and 142.5 feet on the Westerly line to an alley measuring 60 feet thereon.

Being the same property conveyed to Core Holdings, LLC, A Tennessee Limited Liability Company, by Warranty deed from Patricia D. Scoggins, unmarried, of record in Instrument No. 20190703-0065366, in the Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S WEST END HEIGHTS SUBDIVISION, as recorded in Plat Book 332, Page(s) 124-125.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded in Instrument No. 20240416-0027023.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3337 Love Circle, Nashville, TN 37212**.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-24-3337

Witness my/our hand(s) this the ~~9th~~ 8th day of July, 2024.

Core Holdings LLC, a Tennessee Limited Liability Company

By: _____
Mark Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney, of the state and county mentioned, personally appeared Mark Deutschmann, President of Core Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Core Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Mark Deutschmann, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this ~~9th~~ 8th day of July, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

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