THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240748185

Karen Johnson
Batch # 1157913
07/15/2024 10:04:27 AM
Fees: $13.00 Taxes: $1,359.75

Davidson County
DEEDWARR
2 pgs

20240715-0052921

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $367,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2024.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark S. Serkin 4200 West End Ave 401 Nashville TN 37205	New Owner	Tax Parcel ID No. 103 12 0A 024.00

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, **Pavan Muckatira Karumbaiah and Sonal Hegde, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark S. Serkin, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment No. 401 of THE HARDING HOUSE, A CONDOMINIUM created under Tide 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, Page 665, and instrument of correction of record in Book 4768, Page 818; Book 5898, Page 767 and Book 5898, Page 769, Register's Office for Davidson County, Tennessee, as amended by Amendment of Master Deed of record in Book 4979, Page 944, and Amendments to the By-Laws of record in Book 5572, Page 149, said Register's Office, reference being made to the said Master deed as amended, Exhibit "A" for the soirees of title of the said Allan Murphy, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised Plat of HARDING HOUSE CONDOMINIUM APARTMENTS, of record in Book 4860, Page 82, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Pavan Muckatira Karumbaiah and Sonal Hegde, husband and wife, by Warranty Deed from Charles Graham Cohen and wife, Kristi Cohen, of record in Instrument No. 20150526-0048079, in the Register's Office of Davidson County, Tennessee, dated May 20, 2015 and recorded on May 26, 2015.

The execution of this instrument is effected by the signature of Abby Benson as Attorney-in-fact for Pavan Muckatira Karumbaiah, which Power of Attorney is recorded in Instrument Number _____, in said Register's office.

The execution of this instrument is effected by the signature of Abby Benson as Attorney-in-fact for Sonal Hegde, which Power of Attorney is recorded in Instrument Number _____, in said Register's office.

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.

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 HARDING HOUSE CONDOMINIUM APARTMENTS, as recorded in Plat Book 4675, Page(s) 60 as Revised in Plat Book 4860, Page 82.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HARDING HOUSE, A Condominium of record in Book 4759, Page 665, as Corrected in Book 4768, Page 818; Book 5898, Page 767 and Book 5898, Page 769, as Amended in Book 4979, Page 944 and Amendments to the By-Laws of record in Book 5572, Page 149; 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.

This is improved property located at 4200 West End Ave 401 Nashville TN 37205

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 12th day of July, 2024.

Pavan Muckatira Karumbaiah by Abby Benson, attorney-in-fact

Pavan Muckatira Karumbaiah
by Abby Benson, attorney-in-fact

Sonal Hegde by Abby Benson, attorney-in-fact

Sonal Hegde
by Abby Benson, 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, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Pavan Muckatira Karumbaiah and that she is authorized by Pavan Muckatira Karumbaiah to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025