WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2027
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1162646 DEEDWARR
07/25/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240725-0056412

File #24-TC-2025-307

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)
Sara Saraswati Manian, Mohan Manian and Bharathi Swaminathan	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**117 11 0J 307.00**
2025 Woodmont Blvd., #307	**2160 Superior Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Cleveland, OH 44114**	
(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,

MARK ASHWORTH RICHMOND, A MARRIED MAN,

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

SARA SARASWATI MANIAN, A SINGLE PERSON AND MOHAN MANIAN AND BHARATHI SWAMINATHAN, SPOUSES MARRIED TO EACH OTHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 Unit No. 307, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074, and amended as Instrument Nos. 20050404-0036415, and 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the map titled Building #300, Hillmont, attached as Exhibit "C-29" to the aforementioned Master Deed.

Being the same property conveyed to MARK ASHWORTH RICHMOND, SINGLE MAN, by deed from JOSHUA S. RUPE, A SINGLE MAN, of record as Instrument No. 20150306-0019221, dated January 27, 2015, said Register's Office.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* 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 HILLMONT Condominium of record in Instrument No. 20040209-0015685, Re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861; 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 Right of Entry Agreement, recorded in Book 9921, Page 620.
* Broadband Communications as set forth in instrument recorded in Instrument No. 20110930-0075711
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2025 Woodmont Boulevard, Unit 307, Nashville, TN 37215.**

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.

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 23rd day of July, 2024.

Mark Ashworth Richmond

Janis Richmond

***JANIS RICHMOND**, spouse of **MARK ASHWORTH RICHMOND**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JANIS RICHMOND** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2024, before me personally appeared Mark Ashworth Richmond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2024.

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

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~23rd~~ 19th day of July, 2024, before me personally appeared Janis Richmond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~23rd~~ 19th day of July, 2024.

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

Notary Signature
My commission expires:

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/23/24.

Date

Celia Stewart Rouse

Affiant Signature

7/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of July, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY