Karen Johnson Davidson County
Batch# 1168324 DEEDWARR
08/13/2024 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240813-0060950

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2024.

Notary Public
My Commission Expires:
12-22-2025

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Gopi Sundararajan and Abirami Adhimoolam 1343 Jasmin Park Dr Brentwood, TN 37027	Gopi Sundararajan and Abirami Adhimoolam 1343 Jasmin Park Dr Brentwood, TN 37027	133-15-0A-021.00-CO, 133-15-0A-022.00-CO, 133-15-0A-024.00-CO, 133-15-0A-026.00-CO and 133-15-0A-028.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
KEVIN E. CASTILLO, MARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
GOPI SUNDARARAJAN AND ABIRAMI ADHIMOOLAM, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 320 Welch Road, Unit E-1, Nashville, TN 37211, 320 Welch Road, Unit E-2, Nashville, TN 37211, 320 Welch Road, Unit E-4, Nashville, TN 37211, 320 Welch Road, Unit E-6, Nashville, TN 37211 and 320 Welch Road, Unit E-8, Nashville, TN 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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of July, 2024

Kevin E. Castillo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Kevin E. Castillo, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of July, 2024.

Notary Public

My Commission Expires: 12-22-2025

(SEAL)

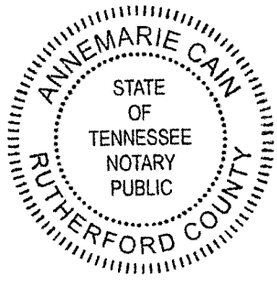


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. E-1, E-2, E-4, E-6 and E-8 OF PAGODA CONDOMINIUM 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 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Kevin Castillio, unmarried by Warranty Deed from Ali Norbash of record in Instrument No. 20140502-0037289, in the Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014. (**as to Unit E-1**)

Being the same property conveyed to Kevin E. Castillo by Warranty Deed from Pattie B. Hall, married of record in Instrument No. 20130920-0099118, in the Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 20, 2013. (**as to Unit E-2**)

Being the same property conveyed to Kevin E. Castillo by Warranty Deed from Emil Sogomonov and Marietta Sogomonov of record in Instrument No. 20130930-0102175, in the Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on September 30, 2013. (**as to Unit E-4**)

Being the same property conveyed to Kevin E. Castillo by Warranty Deed from Thomas E. Cathey and Carol A. Cathey, as husband and wife of record in Instrument No. 20131023-0110313, in the Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on October 23, 2013. (**as to Unit E-6**)

(**as to Unit E-8**):

Being the same property conveyed to Craig A. Carlton by Warranty Deed from Alice Gonzales, an unmarried woman of record in Instrument No. 20060420-0045588, in the Register's Office of Davidson County, Tennessee, dated April 15, 2006 and recorded April 20, 2006.

Being the same property conveyed to W. Casey Reed, Trustee of the E8 Pagoda Land Trust by Successor Trustee's Deed from Robert J. Notestine III, Substitute Trustee of record in Instrument No. 20090925-0089239, in the Register's Office for Davidson County, Tennessee, dated September 10, 2009 and recorded September 25, 2009. Also see Scrivener's Affidavit to Charles Burridge, Trustee of the E8 Land Trust of record in Instrument No. 20160601-0055054, in the Register's Office for said County.

Being the same property conveyed to Kevin E. Castillo by Quitclaim Deed from Charles Burridge, Trustee of the E8 Pagoda Land Trust of record in Instrument No. 20171025-0109653, in the Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 25, 2017. Also see Affidavit of Scrivener's Affidavit of record in Instrument No. 20171211-0126251, in the Register's Office for said County.

Said property is investment property. Grantor has never lived in the property and property has never been marital residence.

Certificate of Authenticity

I, Aimee Cain, 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 September 24, 2018.

Date

Aimee Cain

Affiant Signature

August 8, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of August, 20 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

