This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3900-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2024.

Notary Public
My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1174705 DEEDWARR
08/27/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240827-0065704

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katoya Jackson 615 Old Hicory Blvd. Unit 614 Nashville, TN 37209	First Community Mtg 262 Robert Rose Dr Murfreesboro, TN 37129	114-15-1B-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Krishan Sengupta, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katoya Jackson**, an unmarried woman hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 14 of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Heights Townhomes of record in Instrument No. 20211105-0148324 and amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620 and in Instrument No. 20230426-0030536 and Instrument No. 2024050-10031748, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Beazer Homes LLC, a Delaware limited liability company by Special Warranty Deed from Seaside FLA LLC, a Florida limited liability company of record in Instrument No. 20220114-0006286 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on January 14, 2022.

Being the same property conveyed to Krishan Sengupta, an unmarried man by Warranty Deed from Beazer Homes LLC, a Delaware limited liability company

of record in Instrument No. 20220901-0098847 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 21, 2022.

This is improved or ☐ unimproved property located at: **615 Old Hickory Boulevard, 614, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of August, 2024.

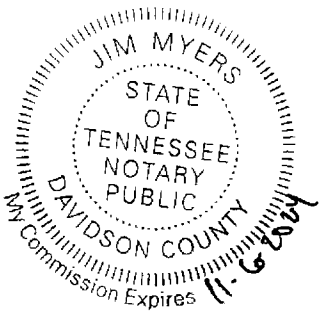
GRANTOR:

Krishan Sengupta

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Krishan Sengupta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of August, 2024.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 08/19/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **08/22/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08/22/2024.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

