THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848600**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2024. Notary Public My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1180870
09/12/2024 10:48:19 AM
Fees: $13.00 Taxes: $1,102.60

Davidson County
DEEDWARR
2 pgs

20240912-0070384

WARRANTY DEED

Address New Owner: Christopher Michael Saunders 2310 Elliott Avenue #302 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 14 0C 302.00

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, **Janesh Lakhoo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Michael Saunders, a single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the plan of THE PARK AT MELROSE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Janesh Lakhoo, by Warranty Deed from Britney Lynne Grayson, unmarried, of record in Instrument No. 20170629-0065637, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017, and recorded on June 29, 2017.

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.

Taxes for the year 2024 and thereafter, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. ELLIOT'S PLAN, as recorded in Plat Book 21, Page(s) 78.

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 PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745; 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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070525-0062832.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CBLC-24-230-302

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070604-0065994 as supplemented in Instrument No. 20070614-0071575 and Attorney's Certificate recorded in Instrument No. 20070822-0100253.

Easement for Cable Television, recorded in Instrument No. 20000418-0038819.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060623-0075251; Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623- 0075219.

~~Memorandum of Lease recorded in Book 1958 Page 149~~.

This is improved property located at 2310 Elliott Avenue #302 Nashville TN 37204

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.

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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.

his himself, his His

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 9th day of September, 2024.

Janesh Lakhoo

STATE OF TX)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janesh Lakhoo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2024.

Notary Public
My Commission Expires: 3/4/2028

Frances R Hubbard

FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028