Karen Johnson Davidson County
Batch# 1186545 DEEDWARRSP
09/26/2024 07:22:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240926-0074514

SPECIAL WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2024, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pratik B. Thakar	Same as Owner	071 14 3B 016.00
(NAME) 73 Bonnie Brook Avenue	(NAME)	
(ADDRESS) Edison, NJ 08817	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1110 Baptist Partners**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Pratik B. Thakar, an unmarried man** (the "**Grantee**"), his/her/their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1118 Spurgeon Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his/her/their heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee acknowledges and agrees that the Property is subject to that certain Declaration of Covenants, Conditions and Restrictions for Raven, a Planned Unit Development, of record as Instrument No. 20220401-0038293, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Raven, of record as Instrument No. 20221228-0133029, said Register's Office, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of September, 2024.

GRANTOR:

1110 Baptist Partners,
a Tennessee general partnership

By: _____
Craig Freiberg, Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he is the Authorized Representative of 1110 Baptist Partners, a Tennessee general partnership, the within named Grantor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the Grantor.

WITNESS my hand, at office, this 25th day of September, 2024.



_____
Notary Public

My Commission Expires: 7-7-25

"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit 16, with the appurtenant interest in the common elements of VERITAS NASHVILLE also known as RAVEN, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for VERITAS NASHVILLE, A PLANNED UNIT DEVELOPMENT, of record as Instrument No. 20220401-0038293, as amended in Instrument No. 20221228-0133029, in the Register's Office of Davidson County, Tennessee, said units being depicted on Exhibit B to the aforementioned Declaration.

Being a part of the same property conveyed to 1110 Baptist Partners, a Tennessee general partnership, by Warranty Deed from Alpine Park, GP, a Tennessee general partnership, of record in Instrument No. 20210922-0127283, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 25, 2024.

Signature
Date: September 25, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025