THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 382[illegible]	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,460,000.00. Affiant Subscribed and sworn to before me this 26th day of September, 2024. Notary Public My Commission Expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sujit K. Das and Dolly Rani Malik 314 Whitworth Way Nashville, TN 37205	New Owner	Map and Parcel No.: 104140H03100CO

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, Susan P. Holmes and Christopher T. Holmes, Trustees of The Susan P. Holmes Revocable Living Trust, dated October 19, 2000, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Sujit K. Das and Dolly Rani Mallik, husband and wife ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 314 Whitworth Way, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1187289 DEEDWARR
09/27/2024 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $5,402.00
20240927-0075149

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2024.

Susan P. Holmes, Trustee

Susan P. Holmes, Trustee of The Susan P. Holmes Revocable Living Trust

Christopher T. Holmes, Trustee

Christopher T. Holmes, Trustee of The Susan P. Holmes Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan P. Holmes and Christopher T. Holmes, Trustees of the Susan P. Holmes Revocable Living Trust, 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 26th day of September, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whitworth Phase 3, Section I, as of record in Plat Book 7900, pages 866, 867, 868, amended in Book 9582, page 834 and Surveyors Certificate of Correction in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan P. Holmes and Christopher T. Holmes, Trustees of The Susan P. Holmes Revocable Living Trust, dated October 19, 2000 by deed dated May 20, 2021 from Janet E. Ayers, Trustee of The Janet E. Ayers Living Trust, established by the Revocable Trust Agreement of Janet E. Ayers, dated June 15, 2009 of record in Instrument No. 20210527-0071658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of record in Instrument No. 20030812-0097386, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868, amended in Book 9582, page 834, and Surveyors Certificate of Correction in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
9. Easement for Storm Water Maintenance System of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
10. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.
12. Designation Agreement of Declarant recorded in Book 9738, page 770, Register's Office for Davidson County, Tennessee.
13. Easement for joint access of record in Book 9567, Page 691, Register's Office for Davidson County, Tennessee.
14. Deeds of Conveyance to Metropolitan Government of record in Book 10360, Page 307 and Book 10360, page 372, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/20/24 (date of document).

Affiant Signature

9/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of Sept, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

