WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson
Batch # 1193250
10/14/2024 02:33:44 PM
Fees: $13.00 Taxes: $2,053.50

Davidson County
DEEDWARR
2 pgs

20241014-0079540

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shruthi N. Bhatt	**FirstBank**	
(NAME)	(NAME)	**091-08-0B-008.00-CO**
4514 Michigan Ave	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE KINNEAR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHRUTHI N. BHATT, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit H, Phase 4, together with the appurtenant interest in the common elements of Eastoak Groves Townhouses, a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, and Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee, said unit being depicted on the site Plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in Instrument No. 20100517-0037873, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Kinnear, unmarried man by Warranty Deed from Amy Malo, an unmarried woman of record in Instrument No. 20190528-0050084 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 28, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument No. 20080602-0055567, as Supplemented and Amended by Instrument No. 20100517-0037873, Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 421, Page 1, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20100517-0037873, Register's Office of Davidson County, Tennessee.
- Charter of Eastoak Groves Townhouses, Townhouse Corporation of record in Instrument No. 20080602-0055566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4514 Michigan Ave, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2024.

Shane Kinnear

Allyson Somers

Allyson Somers, spouse of Shane Kinnear, hereby joins in this conveyance and does transfer and convey any and all marital interest Allyson Somers may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE KINNEAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLYSON SOMERS, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212