Karen Johnson Davidson County
Batch# 1198768 DEEDWARR
10/30/2024 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $6,739.55
20241030-0083648

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,821,500.00.

Affiant

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027

Subscribed and sworn before me this the 28th day of October, 2024.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:
Abhishek Ojha
2921 B 22nd Ave S
Nashville, TN 37215

Send Tax Bill to:
Same As New Owner

Tax Information:
117-06-0C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEELS BUILT, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NISHTHA SAREEN and ABHISHEK OJHA, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being Unit B of 2921 22nd Avenue South Residences, 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 2921 22nd Avenue South Residences, a Horizontal Property Regime with Private Elements of record in Instrument Number 20230809-0061613, amended in Instrument Number 20230905-0069273, 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 amendment of said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Neels Built, LLC by Warranty Deed dated 10/06/2023. from Cobalt Lot Inventory, LLC, of record in Instrument No. 20231016-0080739, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2921 B 22nd Ave S, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of October, 2024.

Neels Built, LLC

James C. Neelley, Member

Joseph B. Neelley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James C. Neelley and Joseph B. Neelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Members of the within named bargainor, Neels Built, LLC, and that they, as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of Neels Built, LLC by the said James C. Neelley and Joseph B. Neelley as such Members.

Witness my hand and official seal this 25th day of October, 2024.

My Commission Expires: 6/14/2026

Notary Public



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10/28/2024 (date of document).

Karla I Kard
Affiant Signature

10/28/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

