Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 07 1A 206.00

Karen Johnson
Batch # 1199288
10/31/2024 08:39:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20241031-0084017

WARRANTY DEED

Property Address & New Owner:
RAVI MENON or
BINDI MENON, Trustees of the
MENON REVOCABLE LIVING TRUST
1260 Martin Street, Unit 208
Nashville, TN 37203

Mail Tax Statement to:
Ravi Menon
Bindi Menon
1811 Burland Crescent
Brentwood, TN 37027

The **GRANTORS, RAVI MENON and BINDI MENON, HUSBAND AND WIFE,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

RAVI MENON or BINDI MENON, Trustees of the
MENON REVOCABLE LIVING TRUST, dated October 11, 2024

The MENON REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 208 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made.
>
> Being the same property conveyed to RAVI MENON and BINDI MENON, HUSBAND AND WIFE, by Warranty Deed of record at Instrument No. 20171017-0106164 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Subject to the Declaration for The 1260 Martin Condominium of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966; Subject to the Declaration for The Finery Master Condominium of record in Instrument No. 20150807-0079087, corrected in Instrument No. 20151005-0101050, amended in Instrument Nos. 20160601-0054729 and 20161118-0121688; Easement

for Purpose of Public Street Right of Way, recorded in Instrument No. 20151109-0113800; Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151005-0101365; Temporary Parking Easement Agreement recorded at Instrument No. 20151118-0117171; All matters set out in Metro Ordinance No. BL2013-403 recorded at Instrument No. 20130917-0097688; All matters shown on that ALTNACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014; Any and all existing easements and restrictions as shown of record not stated herein, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 11th day of October, 2024, by the undersigned.

RAVI MENON

BINDI MENON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RAVI MENON and BINDI MENON,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 11th day of October, 2024.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 11th day of October, 2024.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 01-19-2025