THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948877**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 28th day of October, 2024. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1203052 DEEDWARR
11/08/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241108-0087392

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

Address New Owner: Nivedita Prasanna 2610 Meharry Boulevard Nashville TN 37208	Send Tax Bills To: ~~New Owner~~ The Loan Store 6340 N Campbell Ave #100 Tucson, AZ 85718	Tax Information: Tax Parcel ID No. 092-02-0N-001.00 CO

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, **Brian George Nagy, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nivedita Prasanna, a married woman**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, Townhomes at 2610 Meharry, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 2610 Meharry, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument Number 20220201-0011541, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to BRIAN GEORGE NAGY, by deed from JSTREET DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230918-0073017, dated September 15, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 092-02-0N-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220201-0011541, said Register's Office.

This is improved property located at 2610 Meharry Boulevard Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2024.

Brian George Nagy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of October, 2024.

Notary Public

My Commission Expires: 05-09-26

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, Yvette Meldrum, 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 November 4, 2024

Signature
November 4, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 4, 2024

Notary's Signature

My Commission Expires: 10-25-26

