This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4588-SL

Karen Johnson Davidson County
Batch# 1207292 DEEDWARR
11/20/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20241120-0090667

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mallory McNeal and Rohan Nandwani<br>418 American Road<br>Nashville, TN 37209 | FirstBank<br>722 Columbia Avenue<br>Franklin, TN 37064 | 091-13-0-169.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert E. Atkins, wife Robin R. Atkins** (individually and/or collectively, "Grantor"), transfer and convey unto **Rohan Nandwani and Mallory McNeal, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Charlotte Park, Section I of record in Plat 2663, Page 2-6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Atkins and wife, Robin R. Atkins by Warranty Deed from Olivia Jean Adcock, a/k/a Olivia Jean Follett Adcock, Oliver Stowell Follett, Jr.,Celia Ann Follett Trotter, f/k/a Celia Ann Follett Norman and Ellen Elizabeth Follett Cunningham as heirs of Dorothy Louise Myers Rawles of record in Instrument No. 20111011-0078979 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on October 11, 2011.

This is improved property located at: **418 American Road, Nashville, TN 37209**.

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 18th day of November, 2024.

GRANTOR:

Robin R. Atkins

Robert E. Atkins

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robin R. Atkins and Robert E. Atkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of November, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

## Tennessee Certification of Electronic Document

I, Emma Howard, 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 11/18/24 (date of document).

Affiant Signature

11/18/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of November, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL