THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $315,000.00 Affiant Subscribed and sworn to before me, this 4TH day of December 2024. Notary Public My Commission Expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1212887 DEEDWARR
12/05/2024 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20241205-0094590

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ranganathan Parthasarathy and Woan Jing Teh 21 Vaughns Gap Road #13, Nashville, TN 37205	New Owner	Tax Parcel ID No. 129-15-0A-013-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN COLETTE MURPHY, A SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RANGANATHAN PARTHASARATHY AND WOAN JING TEH, HUSBAND AND WIFE,** ("Grantee"), Grantee's 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 No. 13 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, page 302, as amended by Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highland Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description.

Being the same property conveyed to Charles and Andrea Canupp Family Revocable Trust dated October 08, 2019 by Quitclaim deed from Charles J. Canupp and Andrea S. Canupp of record in Instrument No. 20191023-0108667 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 23, 2019.

Being the same property conveyed to Lauren Colette Murphy, a single woman by Deed dated November 22, 2021 from Charles J. Canupp, Jr. and Andrea S. Canupp, Trustees of Charles and Andrea Canupp Family Revocable Trust dated October 8, 2019, recorded November 30, 2021, in Instrument Number 202111300157580, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **21 Vaughns Gap Road #13, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 4th day of December, 2024.

Lauren Colette Murphy
LAUREN COLETTE MURPHY

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 4th day of December, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/4/2024 (date of document).

Affiant Signature

12/5/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County