Karen Johnson Davidson County
Batch# 1213735 DEEDWARR
12/10/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20241210-0095791

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 day of December, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11/14/2028

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2024-10-2252

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sagar Chandrashekhar Savant and Shwetapadma Sahu 1113 Granny White Court Nashville, TN 37204	NEW OWNER	Map/Parcel 131-08-0Z-028-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barlow Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Sagar Chandrashekhar Savant and Shwetapadma Sahu, husband and wife,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that 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. 28 on the Plan of Re-Subdivision of Lots 26 & 28 Monroe Subdivision, of record in Plat at Instrument No. 20241206-0094683 (revising Plat in Instrument No. 20220815-0092442) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation of record in Instrument No. 20200106-0001279, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 06, 2020.

Being the same property conveyed to Barlow Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Amber Lane Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230915-0072466 Register's Office for Davidson County, Tennessee, dated September 14, 2023 and recorded on September 15, 2023 and by Quitclaim Deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 have been collected at closing; Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1113 Granny White Court, Nashville, TN 37204.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 9 day ~~November~~ December, 2024.

Barlow Builders, LLC, a Tennessee Limited Liability Company

By: _____ CR

Bryan S. Solomon, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Bryan S. Solomon, Company Representative of Barlow Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Barlow Builders, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Bryan S. Solomon, Company Representative of Barlow Builders, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, at office in Franklin, TN, this 9 day of ~~November~~ December, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/14/2025



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/9/2024.

Date

Affiant Signature

12/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of December, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

