Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5652

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $863,250.00

Affiant

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

Notary Public

Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Karen Johnson Davidson County
Batch# 1213857 DEEDWARR
12/10/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,194.03
20241210-0095990

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ganesh Nayakwadi and Jennifer Nayakwadi 2706 B Greystone Road Nashville, TN 37204	Ganesh Nayakwadi 2517 Broome St. Nolensville, TN 37135	118-07-0B-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Double Jack Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ganesh Nayakwadi and Jennifer Nayakwadi, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2706 Greystone Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180813-0079856 and being shown on Plat attached thereto as Exhibit "A", 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 the same property conveyed to Double Jack Properties, LLC by Warranty Deed from Midtown Realty, LLC of record in Instrument No. 20191226-0132925 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2706 B Greystone Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set

out; and 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 GRANTEES, their heirs 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.

Dated this the 9th day of December, 2024.

Double Jack Properties LLC, a Tennessee Limited Liability Company

By: _____
Jenna Codespoti Wright, Manager

STATE OF COLORADO
COUNTY OF DENVER

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Jenna Codespoti Wright, Manager of Double Jack Properties 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 Manager of Double Jack Properties LLC, the within named bargainor, a Limited Liability Company, and that such Jenna Codespoti Wright, Manager of Double Jack Properties LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 9th day of December, 2024.

_____
Notary Signature

Printed Name: NATHANIEL JOSEY

My commission expires: 10/17/28

NATHANIEL O. JOSEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204003669
MY COMMISSION EXPIRES OCTOBER 17, 2028

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 12-9-24 (date of document).

Date: 12-10-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of December, 20 24.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026