THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149294** Karen Johnson Davidson County Batch # 1214638 DEEDWARR 12/11/2024 10 03 28 AM 2 pgs Fees $13 00 Taxes $1,108 83 20241211-0096112	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,685.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Shalini D. Vallabhaneni and Joshua E. Porte 1811 McEwen Ave Nashville, TN 37206	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No. 043 13 0 117.00

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, **James M. Cates now known as James M. Cates-Smith and Sarah L. Smith now known as Sarah L. Cates-Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shalini D. Vallabhaneni and Joshua E. Porte, wife and husband**, ("Grantees"), its 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 Lot Nos. 19 and 20, Block D on the Plan of FOREST PARK SUBDIVISION of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Northeast corner of Lot No. 20 in Block D, running thence South 75 feet along the West margin of Forest Park Road; thence West 120 feet to a point in the West boundary line of Lot No 19; thence Northerly 75 feet to the Northwest corner of Lot No. 19; beginning and being the Northerly one half of Lots 19 and 20 in Block D.

Being the same property conveyed to James M. Cates, an unmarried man and Sarah L. Smith, an unmarried woman as joint tenants with rights of survivorship, by Warranty Deed from Rise Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191217-0130230, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. James M. Cates having since married and is now known as James M. Cates-Smith. Sarah L. Smith having since married and is now known as Sarah L. Cates-Smith.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST PARK SUBDIVISION, as recorded in Plat Book 843, Page(s) 44.

This is improved property located at 104 Forest Park Road Madison TN 37115

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 9th day of December, 2024

James M. Cates
now known as James M. Cates-Smith

Sarah L Smith
now known as Sarah L Cates-Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Cates now known as James M. Cates-Smith and Sarah L. Smith now known as Sarah L. Cates-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2024.

Notary Public
My Commission Expires. _____

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