THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2024. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1216511 DEEDWARR
12/16/2024 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20241216-0097267

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KajalKrishnaDev Investments LLC	**New Owner**	
110 Glancy St., Unit 204	**9691 Brass Valley Drive**	034-01-0C-035.00-CO
Goodlettsville, TN 37072	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Glancy Partners, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KajalKrishnaDev Investments LLC, a Tennessee Limited Liability Company**

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 204, as shown on the Master Deed Establishing a Horizontal Property Regime of Glancy Square of record in Book 8793, page 328, as amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square of record in Instrument No. 20130717-0073849, Register's Office for Davidson County, Tennessee, and further amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, an office condominium of record in Instrument No. 20160218-0015326, 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 Glancy Partners, a Tennessee General Partnership by Special Warranty Deed from Fifth Third Bank, an Ohio Banking Corporation of record in Instrument No. 20120427-0036208 Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on April 27, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **110 Glancy St., Unit 204, Goodlettsville, TN 37072**

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 do 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.

Witness our hands this the 12th day of December, 2024.

Glancy Partners, a Tennessee General Partnership

BY: _____
Ben A. Burns, Authorized Agent

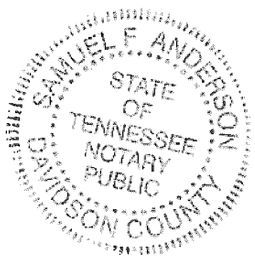
STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ben A. Burns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Agent of Glancy Partners, a Tennessee General Partnership, the within named bargainor and that he as such Authorized Agent of Glancy Partners, a Tennessee General Partnership being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Ben A. Burns as such Authroized Agent of Glancy Partners, a Tennessee General Partnership.

Witness my hand and Official seal this 12th day of December, 2024.

_____
Notary Public:

My Commission Expires: 7/3/28



Certificate of Authenticity

I, Holly Ray, 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 **12/12/24**.

Date

Holly Ray

Affiant Signature

12/12/24

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **12th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025