Name and Address of New Owner:
Chandan Kumar Mehta
Tugelaweg 121
A
Amsterdam, North Holland 1091vv
Netherlands

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-13-0-218.00

Karen Johnson Davidson County
Batch# 1221052 DEEDWARR
12/30/2024 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20241230-0100747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Southpaw Brothers Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chandan Kumar Mehta, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 8 and the Northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly margin of Maple Street at the Northwest corner of the property conveyed to William A. Rawls and wife, by deed from E. B. Gregory and wife, of record in Book 1020, Page 304, said Register's Office, being 113 feet 3 inches West of the Westerly margin of Forest Park Road; thence with the Southerly margin of Maple Street Westwardly 60 feet to the Northeast corner of Lot No. 7; thence with the Easterly line of said Lot No. 7 Southwardly 101 feet to a point 10 feet North of the corner of Lots Nos. 9 and 10; thence Eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence Northwardly 40 feet, more or less, to the Southwest corner of said Rawls property, continuing Northwardly and with said Rawls Westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Urbangate Development Group, LLC by Warranty Deed from John Blackwell and Wayne Taylor, as tenants in common, of record in Instrument No. 20160505-0044323 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Urbangate Development Group, LLC, a Michigan Limited Liability Company, of record in Instrument No. 20231013-0080298 Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on October 13, 2023.

Being the same property conveyed to Southpaw Brothers Properties, LLC by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20231013-0080299 Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on October 13, 2023.

Being improved property known as **430 Maple Street, Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of December, 2024.

Southpaw Brothers Properties, LLC, a Tennessee Limited Liability Company

By: _____
Joseph Evans, ~~Manager~~ Managing Member

State of Tennessee
County of Davidson

Before me, Kristin Disser of the state and county mentioned, personally appeared Joseph Evans, ~~Manager~~ Managing Member 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 the ~~Manager~~ Tennessee Managing Member of Southpaw Brothers Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such ~~Manager~~ Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as ~~Manager~~ Managing Member.

Witness my hand, at office, this 27th day of December, 2024.

_____
Notary's Signature
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Sworn to and subscribed before me this 27th day of December, 2024.

_____
Notary Public
My commission expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of December, 2024.

Affiant Signature
Date 12-27-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028