Karen Johnson Davidson County
Batch# 1223280 DEEDWARR
01/06/2025 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $5,133.38
20250106-0000916

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63872
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Neel Ranganath Tania Ruiz Maya 3704 Princeton Avenue Nashville, TN 37205	LIBERTY FEDERAL CREDIT UNION 1200 FOREST BRIDGE ROAD LOUISVILLE, KY 40223

TAX MAP PARCEL NUMBERS: 10405017100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,387,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heath L. Howe and Heather K. Howe, as successor Co-Trustees of The Linda Joyce Howe Revocable Trust U/A/D July 11, 2024**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Neel Ranganath and Tania Ruiz Maya,** Husband and Wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No 5 and the Westerly part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C", as of record in Book 421, page 186, and described as follows:

Beginning on the Northerly margin of Princeton Avenue 30 feet Easterly from the corner of Lots Nos. 4 and 5; thence running Easterly with the Northerly of said Avenue 65 feet; thence Northerly 67 feet, more or less, to a point in the Southerly margin of an alley, said point being 35 feet Easterly from the Northwest corner of Lot No. 6; thence Westerly with the Southerly margin of said alley to a point, 20 feet Easterly from the corner of Lots Nos. 4 and 5; thence Southerly 94 feet, more or less to the beginning.

Being the same property conveyed to Linda Howe, an unmarried woman, by Warranty Deed from Barbara Drake, an unmarried individual, dated November 2, 2021 and recorded on November 10, 2021, of record in Inst. No. 20211110-0150117, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 24, 2024 recorded July 25, 2024, of record in Inst. No. 20240725-0056445, said Register's Office, subject property was conveyed to Linda Howe, Trustee of the Linda Joyce Howe Revocable Trust U/A/D July 11, 2024. The said Linda Howe has since died. Heath L. Howe and Heather K. Howe were appointed as successor Co-Trustees of said Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 186, said Register's Office.

This is improved property, known as 3704 Princeton Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in the notary acknowledgements.

The Linda Joyce Howe Revocable Trust U/A/D July 11, 2024

By: _____
Heath L. Howe, Successor Co-Trustee

By: _____
Heather K. Howe,Successor Co-Trustee

State of TEXAS

County of Denton

On this 27 day of December, 2024 before me the undersigned authority, personally appeared Heath L. Howe, Successor Co-Trustee of The Linda Joyce Howe Revocable Trust U/A/D July 11, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: 8/23/2025

DOUGLAS A. HOLLOWELL
My Notary ID # 1291186
Expires August 23, 2025

State of Tennessee

County of Davidson

On this 30th day of December, 2024 before me the undersigned authority, personally appeared Heather K. Howe, Successor Co-Trustee of The Linda Joyce Howe Revocable Trust U/A/D July 11, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,387,400.00.

Affiant

Sworn and subscribed before me this 31st day of December, 2024.

Notary

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2024.

Affiant Signature

6th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028