Karen Johnson Davidson County
Batch# 1224003 DEEDWARR
01/07/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250107-0001112

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $495,000.00

Affiant

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 6 DAY OF January, ~~2024~~ 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Ryan Brod	Ryan Brod	108-12-0B-168.00-CO
(NAME) 401 Harbor Way	(NAME) 401 Harbor Way	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Shantilal Hari and wife, Hansaben Hari, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ryan Brod, an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Phase 1A, Section 6, Harborview of record in Plat Book 7900, Page 645, 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 Shantilal Hari and wife, Hansaben Hari by Warranty Deed from Frank Batson Homes, Inc. of record in Book 9707, page 120, Register's Office for Davidson County, Tennessee, dated June 16, 1995 and recorded on June 20, 1995.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 401 Harbor Way, Nashville, TN 37214

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 3rd day of January, 2025.

Shantilal Hari

Hansaben Hari

STATE OF TENNESSEE
COUNTY OF

On this 3rd day of January, 2025, before me personally appeared Shantilal Hari and Hansaben Hari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2025.

Notary Signature
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **January 3, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

1/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **January**, 20**25**.

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