This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1228455 DEEDWARR
01/21/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250121-0004383

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $475,000

Affiant Signature
Subscribed and sworn to before me on this the 13TH Day of JANUARY, 2025

Carmen Coats
Notary Public

My Commission expires 3 / 3 / 26

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

NAME AND ADDRESS OF PROPERTY OWNER:
Akarsh Sabhaney
363 Dade Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Akarsh Sabhaney

MAP AND PARCEL NUMBER: 14805013800

WARRANTY DEED
24NT01445

Effective the 9th Day of January, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Foxwood Properties, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Akarsh Sabhaney, a married man

Hereinafter called the GRANTEES, their 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 Lot No. 75, Section 1, Haywood Acres of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Foxwood Properties, LLC from Jude Santana, by Warranty Deed dated 02/20/2020 and recorded 02/24/2020 in Instrument No. 20200224-0020131, Register's Office of said County.

This is an improved property commonly known as: 363 Dade Dr, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 9th day of January, 2025

Foxwood Properties, LLC

By: John Schweri
Its: Member

State of Tennessee
County of Maury
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Schweri, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Member of Foxwood Properties, LLC, the within named bargainer, a corporation, and that such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of January, 2025.

Notary Public

My Commission expires: 12 / 27 / 2027.



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 January 9, 2025.

Affiant Signature

21st day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st 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