Karen Johnson Davidson County
Batch# 1234642 DEEDWARR
02/05/2025 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250205-0008907

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-6021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of January, 2025

Notary Public

Commission Expires: 1/18/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Umesh Kamlakar Patil and Charusheela Shinde 6926 Highland Park Drive Nashville, TN 37205	Pinnacle Bank, A Tennessee Bank 551 North Mount Juliet Road Mt. Juliet, TN 37122	143-03-0B-041.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Michael Mascolo, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Umesh Patil, an unmarried man and Charusheela Shinde, an unmarried woman,

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6926, on the Plan of Harpeth Glen Condominium, Phase III, as established by Book 4546, Page 658; 1st Amendment in Book 4630, Page 504, 2nd Amendment in Book 4775, Page 384, Final Amendment in Book 4872, Page 973, and Amended in Book 5178, Page 138, Amendment of By-Laws of record in Book 5583, Page 756, Book 5720, Page 346, and Book 8017, Page 310, said Register's Office, and to the matters set forth in the reference condominium plan of record, and as shown on the plan of record in Book 4675, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Mascolo by Warranty Deed from 29th, Highland, Paragon and Neelys, LLC, a Tennessee limited liability company of record in Instrument No. 20161222-0134517 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on December 22, 2016.

Haley Mascolo is hereby joining in on the conveyance to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6926 Highland Park Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 30th day of January, 2025.

Michael Mascolo

Hayley Mascolo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of January, 2025, before me personally appeared Michael Mascolo and Hayley Mascolo, 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 30th day of January, 2025.

Notary Signature
My commission expires: 5/10/27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 1/30/2025.

Affiant Signature – Joshua A. Terry

2/4/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/4/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27