Karen Johnson Davidson County
Batch# 1235747 DEEDWARRSP
02/10/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250210-0009834

Special Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Carmen Coate Affiant Subscribed and sworn to before me, this the 6th day of February, 2025. April Sumrild Notary Public My commission expires: 12-19-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Suresh Thota and Kavita Rao	Toll Brothers Mortgage Company	091 12 2E 094.00CO
37 Emerald Lake Drive	1140 Virginia Drive	
Jackson, TN 38305	Fort Washington, PA 19034	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SURESH THOTA AND KAVITA RAO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 55, on the plan of THE NATIONS OWNERS ASSOCIATION, INC., a Town Homes property regime with Private Elements, filed as Exhibit to and established by Declaration of record in Instrument No. 20230626-0048526; as Amendment to Declaration in Instrument No. 20230629-0049886; Scrivener's Affidavit in Instrument No. 20230707-0051997; Memorandum of Subdivision Roadway in Instrument No. 20230825-0066572; and Amended and Restated Declaration Establishing THE NATIONS OWNERS ASSOCIATION, INC., in Instrument No. 20240521-0037703, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being a part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Quitclaim Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021508, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022, and recorded on February 24, 2022.

Being a part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Special Warranty Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021507, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022, and recorded on February 24, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4106 Indiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of February, 2025.

Toll Southeast LP Company, Inc., a Delaware corporation

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 6th day of February, 2025.

_____
Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
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 February 6, 2025.

Affiant Signature

10th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

