PREPARED BY:
Christie E White
Keuler, Kelly, Hutchins, Blankenship & Sigler, LLP
100 South 4th Street
Suite 400
Paducah, Kentucky 42001

Karen Johnson Davidson County
Batch # 1236113 DEEDWARR
02/11/2025 08 33 21 AM 4 pgs
Fees $22 00 Taxes $0 00
20250211-0010131

ONCE RECORDED, RETURN TO:
Christie E White
Keuler, Kelly, Hutchins, Blankenship & Sigler, LLP
100 South 4th Street
Suite 400
Paducah, Kentucky 42001

WARRANTY DEED

THIS DEED made and entered into this the 3rd day of February, 2025, by and between YOGESH B. MALLA and wife, SARITA MALLA of 6510 Tuscan Road, Paducah, Kentucky 42001, party of the first part, hereinafter called "Grantors", and YOGESH B. MALLA AND SARITA MALLA, TRUSTEES OF THE YOGESH B. MALLA AND SARTIA MALLA JOINT REVOCABLE TRUST DATED FEBRUARY 3, 2025, of 6510 Tuscan Road, Paducah, Kentucky 42001, party of the second part, hereinafter called "Grantee";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, said party of the first part does hereby grant, bargain, and transfer, and convey unto said party of the second part, its heirs and assigns forever, together with all the improvements, appurtenances and rights thereunto belonging, all their right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee, to wit:

> Land In Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Enclave At Hillsboro Village, a horizontal property regime as established by the Master Deed, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, and Instrument No. 20060919-0116052, Registers Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Yogesh B. Malla and wife, Sarita Malla by deed from Kevin E. Stallings and wife, Lisa L. Stallings, of record in Instrument No. 20180912-0090638, Register's Office for Davidson County, Tennessee, dated September 10, 2018, and recorded on September 12, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018: (2) the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village Condominiums of record in Instrument Number 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; (3) Charter for HOA of record in Instrument Number 20050926-0115605 and Instrument No. 200550928-0116816; (4) Quitclaim Deed of record in Instrument Number 20070919-0111937 and Instrument No. 20071002-0117298; (5) Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No. 20060228-0022027 and Instrument No. 20060406-0039476; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (7) Subject to rights of others in and to the common areas and/or elements, (8) All applicable governmental and zoning regulations.

Tax Parcel ID Number: 117 03 0H 214.00

This improved property known as 2600 Hillsboro Pike, Unit 214; Nashville, TN 37212.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantors hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever

WITNESS the signature of the Grantors the day and year first above written.

YOGESH B. MALLA, Grantor

SARITA MALLA, Grantor

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yogesh B. Malla and wife, Sarita Malla, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of February, 2025.

Donna Henderson id# 73356
NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 10-3-27

Property Owner & Address: Yogesh B. & Sarita Malla, Trustees
Mail Tax Bills To: 6510 Tuscan Road
Paducah, KY 42001

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration paid for the transfer is $1.00.

YOGESH B. MALLA, Grantee

WITNESS my hand and official seal at 10:30am this 3rd day of February, 2025.

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration paid for the transfer is $1.00.

SARITA MALLA, Grantee

WITNESS my hand and official seal at 10:30am this 3rd day of February, 2025.

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND BASED UPON INFORMATION SUPPLIED BY THE GRANTOR THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY

4877-3018-6483