This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23782-DJ

Karen Johnson Davidson County
Batch # 1236759 DEEDWARR
02/13/2025 10 02 00 AM 2 pgs
Fees $13 00 Taxes $1,331 63
20250213-0010934

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,900 00.

Gracy Perry
Affiant

Subscribed and sworn to before me, this the 12th day of February, 2025

Notary Public
My Commission Expires. 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ajay Gupta 3415 Golf Club Lane Nashville, TN 37215	Owner	061-13-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Utopia Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ajay Gupta, a married man**, 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 all of Lot No. 118, Section 2, Shepardwood Subdivision, according to survey and plat of same appearing of record in Book 4460, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

Being the same property conveyed to Utopia Homes LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC, a Tennessee limited liability company, dated June 12, 2024, recorded June 13, 2024, of record in Instrument No. 20240613-0044383, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at· **2589 Bethwood Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2025.

GRANTOR

Utopia Homes, LLC, a Tennessee limited liability company

By: _____
Elias Tikue, Member

By: _____
Nathnael Zewdie, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elias Tikue, Member, and Nathnael Zewdie, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Utopia Homes, LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 12th day of February, 2025

_____
Notary Public
My Commission expires 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026