Box 14 37679-8 Return to Attorneys Title Company, Inc. 2927 Berry Hill Drive Nashville, TN 32704 Karen Johnson Davidson County Batch # 1241833 DEEDWARR 02/27/2025 10 55 29 AM 2 pgs Fees $13 00 Taxes $2,231 10 20250227-0014612	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$603,000.00** Affiant Subscribed and sworn to before me, this the 26th day of FEBRUARY, 2025. Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CRAIG B. TINDALL AND MORGAN E. CLIFTON	Method Mortgage, LLC	091-02-2M-001.00 CO
6221 New York Avenue	600 Vestavia Parkway, Ste 203	
Nashville, TN 37209	Birmingham, AL 35216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PRANIT CHOITAI AND SILKY CHOITAI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CRAIG B. TINDALL AND SPOUSE, MORGAN E. CLIFTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 6221 New York Avenue Commons, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 6221 New York Avenue Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170629-0065720 and First Amendment of record in Instrument No. 20180307-0021371, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of 6221 New York Avenue Commons, shown on Exhibit "A" to the First Amendment to the Declaration of Covenants of record in Instrument No. 20180307-0021371, Register's Office for Davidson County, Tennessee , for a more complete identification and description of said unit.

Being the same property conveyed to Pranit Chotai and wife, Silky Chotai by Warranty Deed dated March 09, 2018, from Goddard Construction Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20180312-0022834, and corrected by Instrument of Correction of record in Instrument No. 20180430-0040517, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following:
1) The Plan as shown on Exhibit "A" of the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20180307-0021371, said Register's Office. 2) Subject to all matters shown on Plat Book 161, Page 75, Register's Office for Davidson County Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for 6221 New York Avenue Commons, a Horizontal Property Regime with Private Elements, record in Instrument No 20170629-0065720, By-Laws appended thereto, said Declarations having been amended of record in Instrument No. 20180307-0021371, Register's Office for Davidson County, Tennessee. 4) Restrictive Covenant for Detached Structure by instrument of record in Instrument No. 20180509-0044332, said Register's Office. 5) Charter of 6221 New York Avenue Commons Owners Association of record in Instrument No. 20180201-0010544,Register's Office for Davidson County Tennessee. 6) Easement for the flow of waters of the Richland Creek and the rights of the public therein. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved property known as 6221 New York Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my hand this 21ST **day of FEBRUARY, 2025.**

PRANIT CHOITAI

SILKY CHOITAI

STATE OF OHIO)
COUNTY OF Cuyahoga)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **PRANIT CHOITAI AND SILKY CHOITAI, HUSBAND AND WIFE,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at the State of Ohio, Cuyahoga County of this 21st day of February, 2025

Notary Public

My Commission Expires 09/14/2027

DAPHNE M WHITE
Notary Public
State of Ohio
My Comm. Expires
September 14, 2027