Karen Johnson Davidson County
Batch# 1244985 DEEDWARR
03/10/2025 01:49:30 PM 6 pgs
Fees: $33.00 Taxes: $1,235.80
20250310-0017912

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF ~~DAVIDSON}~~ Maury The actual consideration or value, whichever is greater for this transfer is $334,000.00 Affiant Subscribed and sworn to before me This 7th day of March, 2025. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Subir K Paul and Panna Paulchowdhury 202 Doubletree Ln. Florence, AL 35634	**New Owners**	**142050d05500**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Winnie C. Espy, a widowed woman, Patracia Davis n/k/a Patricia Ann Espy, a single woman, and Michael Espy, a married man,** (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto **Subir K Paul and Panna Paulchowdhury, husband and wife** (the "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. M-401, together with the Carport designated No. M-401-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee as shown on the Plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, Page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominiums Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being part of the same property conveyed to Warren V. Espy, Winnie C. Espy, Patricia Davis and Michael Espy, as joint tenants with right of survivorship and not as tenants in common by deed from Robert J. Notestine, III, Trustee, of record in Instrument No. 20041201-0142790, Register's Office for Davidson County, Tennessee. Patricia Davis, having changed her name to Patricia Ann Espy by Order of Name Change recorded in Instrument No. 20120322-0024359, said Register's Office. Warren V. Espy has since passed on November 9, 2007, vesting his interest in Patricia Ann Espy, Winne C. Espy, and Michael Espy.

Patricia Ann Espy and Michael Espy never occupied the said property as their primary residence.

This is an improved real property commonly known as 981 Todd Preis Road, Nashville, TN 37221.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property, or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a line not yet due and payable .
4. Easements of record in Book 2274, Page 547 and Book 3770, Page 6 and Instrument No. 20230413-0027088, said the Register's office.
5. Master Deed of record in Book 4892, Page 440, Book 4892, Page 456, Book 4956, Page 756, Instrument No. 20050128-0010626, Instrument No. 20050602-0062760 and Instrument No. 20210707-0091247, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 7 day of March, 2025

Grantor:

Winnie C. Espy 3.7.25

By: Winnie C. Espy **Date**

Patricia Ann Espy 3.7.25

By: Patricia Ann Espy **Date**

Michael Espy 3.7.25

By: Michael Espy **Date**

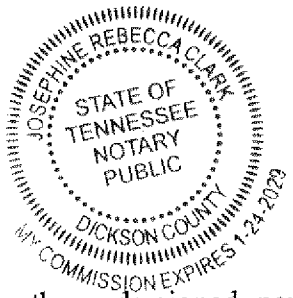
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of March, in the year 2025, before me the undersigned, personally appeared **Winnie C. Espy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 7th day of March, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29



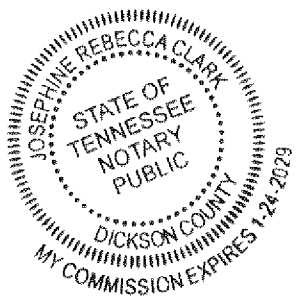
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of March, in the year 2025, before me the undersigned, personally appeared **Patricia Ann Espy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 7th day of March, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29



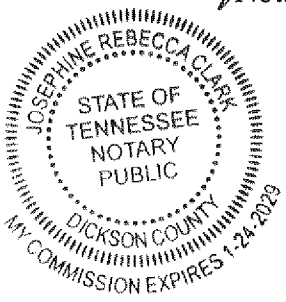
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of March, in the year 2025, before me the undersigned, personally appeared **Michael Espy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 7th day of March, 2025.

Josephine K. Clark
Notary Public

My Commission Expires: 1.24.29



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 7, 2025.

Affiant
Date: March 10, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires 6.14.26

