BOX 10-A

SCROW, LLC
DRO PIKE, STE 300
TN 37215

Karen Johnson
Batch # 1247958
03/19/2025 11 01 54 AM
Fees $13 00 Taxes $3,885 00

Davidson County
DEEDWARR
2 pgs

20250319-0019610

WARRANTY DEED

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sivagnanalingam Sivaganesh	NEW OWNER	
(NAME) 1503 Candace Lane	(NAME)	105-01-0-656 00
(ADDRESS) Yardley, PA 19067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PRESTIGE PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIVAGNANALINGAM SIVAGANESH , MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 3 on the Final Plat, Part of Lot 53, Boyd Ament Tract, Book 21, Page 83 and Part of 14th Avenue South Closed by Council Resolution No. 78-1119, of record in Plat at Instrument No. 20230201-0007311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Prestige PMC, LLC, a Tennessee limited liability company by Warranty deed from Randall Leon Leonard, unmarried, of record in Instrument No. 20210818-0111702 Register's Office for Davidson County, Tennessee, dated August 16, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1300 Edgehill Avenue #3, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

CH2025-268

Witness my hand this 13th day of March, 2025

PRESTIGE, PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

VISHNU JAYAMOHAN, MEMBER

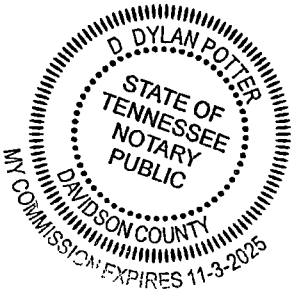
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Vishnu Jayamohan, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member for Prestige PMC, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he is the Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member

Witness my hand and official seal this 13th day of March, 2025

Commission expires:



_____

Notary Public