#17582

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1254029
03/31/2025 10 16 15 AM
Fees $13 00 Taxes $629 00

Davidson County
DEEDWARR
2 pgs

20250331-0023941

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harish Kumar	new owner	147-03-0B-068 00
(NAME)	(NAME)	
1847 Wadebridge Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dilman Najman,unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harish Kumar and wife, Ritu Kumar** 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 Unit No D-17, on the plan of Sothern Hills Condominiums, according to the Master Deed of record in Book 6594, Page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Mater Deed Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Mater Deed for a more complete identification and description of said Units

Being the same property conveyed to Dilman Najman, an unmarried woman, by deed of record in Instrument No 202206280074107 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd , Unit D-17, Nashville, TN 37211
(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

Witness my/our hands this 28th day of March, 2025

X _____
Dilman Najman

State of Tennessee
County of Davidson

Personally appeared before me Dilman Najman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 28th day of March, 2025

_____
Notary Public
My Commission Expires 10/21/2028

File No . 17582

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY