Karen Johnson Davidson County
Batch# 1256644 DEEDWARR
04/04/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20250404-0025861

WARRANTY DEED

B-ELAM-25-2935-43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clara Cunha Ndiraya and Thabiso David Ndiraya	New owner	
(NAME)	(NAME)	**050 02 0D 003.00**
2935 Winterberry Dr, #43		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOHAIL SADAQAT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLARA CUNHA NDIRAYA AND THABISO DAVID NDIRAYA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of THORNTON GROVE TOWNHOMES, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20200608-0058652, Supplement and Amendment recorded in Instrument No. 20201209-0143747, Instrument No. 20210924-0128409, Instrument No. 20220421-0046291, Instrument No. 20220426-0048068, Instrument No. 20221209-0128324, Instrument No. 20240220-0011223, Instrument No. 20240917-0071965, Instrument No. 20250204-0008525, Instrument No. 20250204-0008526 and further amended in Instrument No. 20230703-0050616, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sohail Sadaqat, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210722-0098297, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021, and recorded on July 22, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THORNTON GROVE PUD, PHASE 1B & 1C, as recorded in Instrument No. 20200828-0097695.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608-0058652, as Supplemented in Instrument No. 20201209-0143747, Instrument No. 20210924-0128409, Instrument No. 20220421-0046291, Instrument No. 20220426-0048068, Instrument No. 20221209-0128324, Instrument No. 20240220-0011223, Instrument No. 20240917-0071965, Instrument No. 20250204-0008525, Instrument No. 20250204-0008526 and as Amended in Instrument No. 20230703-0050616.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190408-0031669, Instrument No. 20190812-0080087, Instrument No. 20200917-0106622, Instrument No. 20210212-0020228, Instrument No. 20210429-0057632 and Instrument No. 20230717-0054790.
- Charter for Thornton Grove Homeowners Association, Inc. recorded as Instrument No. 20190723-0072220.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2935 Winterberry Dr, #43, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 1st DAY OF APRIL, 2025.

Sohail Sadaqat

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOHAIL SADAQAT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey 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 4·1·2025.

Dakotah Harvey
Affiant
Date: April 4th, 25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of April, 2025.

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

My Commission Expires: _____