Karen Johnson Davidson County
Batch# 1265102 DEEDWARR
04/25/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20250425-0032089

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350165**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $1,130,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2025. Notary Public My Commission Expires: 3/28/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/28/2028

WARRANTY DEED

Address New Owner: Ashokkumar Madhiraju and Sindupriya Dommaraju 532 Pennystone Dr. Franklin, TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-13-0-C-014.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Queen City Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashokkumar Madhiraju and Sindupriya Dommaraju, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 10B on the Horizontal Property Regime for Williams Place Business Condominiums (a Business Condominium Horizontal Property Regime), the Declaration of which appears in Master Deed of record in Instrument No. 20101109-0090029, assignment of declarant rights of record in Instrument No. 20140915-0084318, as amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20140917-0085216, Instrument No. 20150106-0001425, and as further amended in Instrument No. 20190307-0020859, Instrument No. 20191021-0107331, and in Instrument No. 20200106-0001227, corrected by scrivener's affidavit of record in Instrument No. 20200923-0109222, said Register's Office, to which reference is hereby made for a more complete description, together with undivided percentage interest in the common elements and an undivided interest in the limited common elements allocated to said unit as set forth in said Declaration and Amendments, said Register's Office.

Being the same property conveyed to Queen City Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from 5714 Edmondson Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20201028-0125322, in the Register's Office of Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Williams Home Place, as recorded in Book 11700, Page 1.

Declaration for Williams Place Business Condominiums recorded in Instrument No. 20101109-0090029 with Assignment of Declarant Rights in Instrument No. 20140915-0084318 and amendments in Instrument Nos. 20140211-0012026, 20140917-0085213, 20140917-0085214,

20140917-0085216, 20150106-0001425, 20190307-0020859, 20191021-0107331 and 20200106-0001227 as corrected in Instrument No. 20200923-0109222.

Rights of others in the party wall established by Agreement recorded in Book 212, Page 183.

Declaration of Easement recorded in Book 10924, Page 189.

Reciprocal Easement Agreement recorded in Book 11443, Page 152.

Stormwater Detention Agreement recorded in Instrument No. 20010117-0004856.

Easement for Wireless Communication, recorded in Instrument No. 20111031-0084693.

Parking License Agreement recorded in Instrument No. 20140917-0085215.

Rights or claims of parties in possession not shown by the public record.

This is improved property located at 5714B Edmondson Pike Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2025.

Queen City Properties, LLC

BY: Jie Chen, Member
Jie Chen, Member

BY: Jingjie Cai, Member
Jingjie Cai, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jie Chen and Jingjie Cai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Queen City Properties, LLC, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 25th day of April, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the 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 04/25/2025.

Affiant Signature

04/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/25/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

