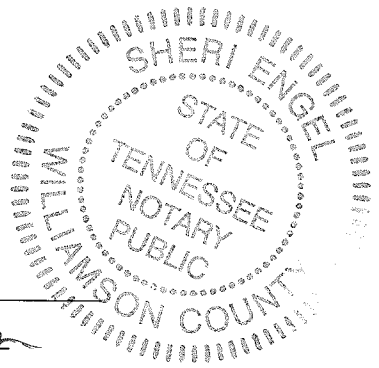
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23863-MC



Karen Johnson Davidson County
Batch# 1265126 DEEDWARR
04/28/2025 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250428-0032123

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Madison Overy
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2025.

Sheri Engel
Notary Public
My Commission Expires: 11-21-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Overyand Richard Overy 3000 Hillsboro Pike #50 Nashville, TN 37215	Plains Commerce Bank 3905 West 49th St. Sioux Falls SD 57106	117 03 0A 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Narayan Krishnan and Paulette Krishnan, Trustees of The Krishnan Family 2023 Revocable Trust dated December 13, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madison Overy, an unmarried woman and Richard Overy, a married man, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee(s), his/her/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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 50 on the plan of VERSAILLES APARTMENTS, of record in Book 5050, Page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County Tennessee, and further established by Master Deed and By-Laws of record in Book 5168, Page 944, as amended in Book 5659, Page 641, as amended in Book 5667, Page 375, as amended in Book 7770, Page 955 and as amended in Book 8434, Page 719, in said Register's Office to which plan reference in hereby made for a more complete and accurate legal description.

Being the same property conveyed to Narayan Krishnan and Paulette Krishnan, as Trustees of the Krishnan Family 2023 Trust (A revocable Trust), by Quitclaim Deed from Narayan Krishnan and Paulette Krishnan, husband and wife in joint tenancy, of record in Instrument No. 20240130-0006364, in the Register's Office of Davidson County, Tennessee, dated December 29, 2023 and recorded on January 30, 2024. Futher being the same property conveyed to Narayan Krishnan and Paulette Krishnan, husband and wife by Warranty Deed from Jonathan Harris, a married man, of record in Instrument No. 20231031-0085187, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on October 31, 2023.

This is ☒ improved or ☐ unimproved property located at: **3000 Hillsboro Pike #50, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24 day of April, 2025.

GRANTOR:

The Krishnan Family 2023 Revocable Trust dated December 13, 2023

By: _____
Narayan Krishnan, Trustee

By: _____
Paulette Krishnan, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Narayan Krishnan and Paulette Krishnan, as Trustees of The Krishnan Family 2023 Revocable Trust dated December 13, 2023**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained

WITNESS my hand and seal at office this _____ day of April, 2025.

_____
Notary Public
My Commission expires: _____

See Attached Ca Compliant
Acknowledgement or Jurat
Ca Civil Code Secs 1189 & 1185

CALIFORNIA ACKNOWLEDGMENT Civil Code section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of **Ventura**

On Apr. 24 **2025** before me, **Andrea Soldo, Notary Public** personally appeared,
Date
Narayan Krishnan & Paulette Krishnan who proved to me on
Signer(s) Name(s)
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDREA SOLDO
Notary Public - California
Ventura County
Commission # 2409183
My Comm. Expires Jun 26, 2026

Signature Andrea Soldo
Notary Signature

Seal

Optional

Type/Title of document Warranty Deed

Date of document

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or 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 this 24th day of April, 2025

Sheri Engel

Dated 4/25/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of April, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

