RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number. 25-5114
Parcel ID: 128-10-0A-057-00

Property Address:
405 WF Rust Court, Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1277145 DEEDWARR
05/23/2025 10 30 01 AM 2 pgs
Fees $13 00 Taxes $2,615 90
20250523-0040759

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Jatheender Kumar & Saraswathi Jatheender
405 WF Rust Court
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **WESLEY PRYOR and KAYE PRYOR, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JATHEENDER KUMAR and SARASWATHI JATHEENDER, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 42, Section Two, Pine Forest Subdivision, an R40 Residential Planned Unit Development, of record in Book 11700, pages 3,4,5, & 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to WESLEY PRYOR and KAYE PRYOR, husband and wife by Deed dated October 25, 2018 from JON PATRICK LAYLAND and wife, MARGOT LAYLAND, recorded October 25, 2018, in Instrument Number 20181025-0105912, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 405 WF Rust Court, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 11700, page 3-6, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as contained in Book 11016, page 259, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted as contained in Book 3316, page 483, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to the State of Tennessee as contained in Book 787, page 25, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Book 11092, page 155, Registers office for Davidson County, Tennessee.

7 Quitclaim Deed for Homeowners Association of record in Instrument No. 20030114-0005647, Registers office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 11072, page 248, Book 11515, page 987,Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 21 day of May, 2025

WESLEY PRYOR

KAYE PRYOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KAYE PRYOR & WESLEY PRYOR, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 21 day of May, 2025.

Notary Public

My Commission Expires: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $707,000.00.

Affiant

SWORN TO and subscribed before me on this 22 day of May, 2025.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27