This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14 day of January , A.D., 2025 , by and between

Amit Parmar and Dhermishta Tailor, husband and wife

First Parties, and

Adriaunna N Fisher, an unmarried woman,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100---------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 231 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040210-0016203, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amit Parmar, a single man by Deed dated January 31, 2019 from GP Luxury, LLC, a Tennessee limited liability company, recorded February 1, 2019, in Instrument Number 201902010009735, in the Official Records of Davidson County, Tennessee. Said Amit Parmar having since married, Dhermishta Tailor joins in this conveyance as to her marital interest in the subject property.

Karen Johnson Davidson County
Batch# 1284758 DEEDWARR
06/16/2025 12:09:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20250616-0046842

OWNER:
Adriaunna N Fisher
3030 Ned Shelton, Unit Number 231
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
PNFD
21 Platform Way S Suite 2300
Nashville, TN 37203

CLT # 135-8-B-3400 (Map and Parcel#)

MR-SR-767857

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×_____ ×_____

Amit Parmar Dhermishta Tailor

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Amit Parmar, 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, at office, this 14th day of January, 2025.

(seal) LISA C. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

✓ Lisa C. Taylor
Notary Public

My Commission Expires:✓ March 8th, 2028

LISA C. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Dhermishta Tailor, 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, at office, this 14th day of January, 2025.

(seal) LISA C. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

✓ Lisa C. Taylor
Notary Public

My Commission Expires:✓ March 8th, 2028

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 320,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 12th day of June, 2025.

Signature of Notary Public

Notary Seal

Tuwana J. Bryant
Printed Name of Notary

05-09-2026
Commission Expiration

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

MR-SR-767857

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 06/11/2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

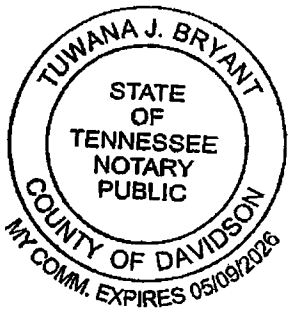
Date 06/13/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/13/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 06/11/2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 06/13/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/13/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

