THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551070** Karen Johnson Davidson County Batch # 1287406 DEEDWARR 06/20/2025 10 52 21 AM 2 pgs Fees $13 00 Taxes $3,293 00 20250620-0048408	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $890,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2025 Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Swarn K. Gupta and Saroj Gupta 425 Van Buren Street Nashville TN 37208	New Owner	Tax Parcel ID No. 082 09 0B 006.00

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, **Kellye Diane Joiner n/k/a Kellye Parr, Trustee of the Kellye Diane Joiner Revocable Trust dated May 9, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Swarn K. Gupta and Saroj Gupta, a married couple**, ("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 Lot No. 6 of THIRD REVISION, RESUBDIVISION OF LOTS 63 AND 64 D.T. MCGAVOCK'S FIRST ADDITION, of record in Instrument Number 20020802-0092923, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kellye Diane Joiner, Trustee of the Kellye Diane Joiner Revocable Trust dated May 9, 2017, by Warranty Deed from Kellye Joiner, unmarried, of record in Instrument No. 20170511-0046703, in the Register's Office of Davidson County, Tennessee, dated May 09, 2017 and recorded on May 11, 2017.

Being the same property conveyed to Kellye Joiner, unmarried, by Warranty Deed from Jeremy Paul Rose, Sr. and Pamela Jill Rose, husband and wife, of record in Instrument No. 20121011-0093260, in the Register's Office of Davidson County, Tennessee, dated October 09, 2012 and recorded on October 11, 2012.

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.

Taxes and assessments for the year 2025 and subsequent years, 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 RESUBDIVISION OF LOTS 63 AND 64 D.T. MCGAVOCK'S FIRST ADDITION, as recorded in Instrument No. 20011106-0121393, as revised in Instrument No. 20011218-0139395; Instrument No. 20020607-0069364 and Instrument No. 20020802-0092923.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020802-0092617 and Instrument No. 20021213-0154068, as amended in Instrument No. 20031208-0176006; Instrument No. 20090116-0004233 and Instrument No. 20160930-0103316.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, as amended in Book 11625, Page 280 and Instrument No. 20020425-0051069.
By Laws for D.T. McGavock Homeowners' Association recorded as Instrument No. 20020802-0092618.

This is improved property located at 425 Van Buren Street Nashville TN 37208

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 18th day of June, 2025.

The Kellye Diane Joiner Revocable Trust dated May 9, 2017

By: _____
Kellye Parr, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kellye Parr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Kellye Diane Joiner Revocable Trust, dated May 9, 2017 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of June, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026