Karen Johnson Davidson County
Batch# 1293125 DEEDWARR
07/02/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,223.70
20250702-0052431

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF Tennessee) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $601,000.00 Carmen Coats Affiant Subscribed and sworn to before me, this 1 day of July, 2025. Notary Public My Commission Expires: 12-19-2028

WARRANTY DEED

Address New Owner: Shreyal C. Patel 241 Sterling Point Circle, Nashville, TN 37209	Send Tax Bills to: Silverton Mortgage 1201 Peachtree Street NE Suite 2050 Atlanta, GA 30361	Tax Information: Tax Parcel ID No. 091-10-0V-027-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSAY ANNE YOUNGBAUER, SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHREYAL C. PATEL, AN UNMARRIED WOMAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 27 of Sterling Point, A Horizontal Property Regime With Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20180806-0077219, as amended at Instrument No. 20180808-0078139 to said Master Deed.

Being the same property conveyed to Lindsay Anne Youngbauer by Deed dated May 11, 2020 from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, recorded May 12, 2020, in Instrument Number 202005120049090, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **241 Sterling Point Circle, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1 day of July, 2025.

Lindsay Anne Youngbauer

LINDSAY ANNE YOUNGBAUER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDSAY ANNE YOUNGBAUER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of July, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 1. 2025.

Affiant Signature

2nd day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028