Karen Johnson
Batch # 1295396
07/09/2025 10 42 54 AM
Fees $18 00 Taxes $1,498 50

Davidson County
DEEDWARR
3 pgs

20250709-0053931

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2025

Notary Public

MY COMMISSION EXPIRES 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-269

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Frealon Tracy Sanders and John Andrew Hall	Same as new owner	093 06 1J 021 00
(NAME) 415 Church Street, Apt #1104	(NAME) 34 Sherwood Circle	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Hurricane, WV 25526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kunal Marwah, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **John Andrew Hall, and Frealon Tracy Sanders, as joint tenants with right of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 415 Church Street, #1104, Nashville, TN 37219.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 8th day of July, 2025.

GRANTOR:

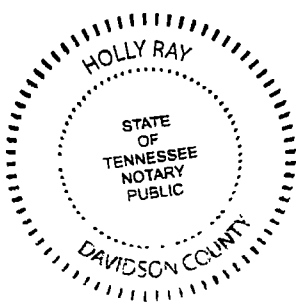
Kunal Marwah

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kunal Marwah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8th day of July, 2025.



Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 1104, together with the appurtenant interest in the common elements of VIRIDIAN, A CONDOMINIUM, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Scrivener's Affidavit recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070 and Instrument No. 20250127-0006107, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kunal Marwah, an unmarried man, by Warranty Deed from Marsha Ann Groce, a married woman, of record in Instrument No. 20190508-0043083, in the Register's Office of Davidson County, Tennessee, dated May 07, 2019 and recorded on May 08, 2019.