This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24446-MC

Karen Johnson Davidson County
Batch# 1295548 DEEDWARR
07/09/2025 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20250709-0054132

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2025.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vidya Bansal and Deepak Bansal 701 Vauxhall Drive Nashville, TN 37221	New owner	141 15 0D 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Barry Knox, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vidya Bansal and Deepak Bansal, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the PLAN OF FINAL P.U.D. PLAN OF PHASE III-B, "SHEFFIELD" ON THE HARPETH of record in Plat Book 7900, Page 443, 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 Barry Knox, by Warranty Deed from Eswara Chandra Vidyasagara P. Botta and wife Lakshmi Sarojini Botta, of record in Instrument No. 20160505-0044791, in the Register's Office of Davidson County, Tennessee, dated May 2, 2016, and recorded on May 5, 2016.

Kristin Joyner joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **413 Madia Vale Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of July, 2025.

GRANTOR:

Barry Knox
Signed with Stavvy

Barry Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **Barry Knox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the within named Grantor, and that he electronically executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2025.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy

Notary Public

My Commission expires: 03/03/2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2025.

GRANTOR:

Kristin Joyner
Signed with Stavvy

Kristin Joyner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **Kristin Joyner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the within named Grantor, and that she electronically executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2025.

Signed with Stavvy

Notary Public

My Commission expires: 03/03/2026

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

I, Kirsten Virden, 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 07/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

