WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

BG-BMR-25-1529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rajat Daftuar and Brittney Daftuar	**Prosperity Home Mortgage, LLC**	
(NAME)	(NAME)	**126-14-0A-041.00-CO**
1529 Davidge Drive	**4440 Brookfield Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Chantilly, VA 20151**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN GRIFFITH AND ASHLEY GRIFFITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJAT DAFTUAR AND BRITTNEY DAFTUAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 41, on the Final Plat of Travis Trace Subdivision, Phase 3, of record in Instrument No 20180906-0088451, 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 Brian Griffith and Ashley Griffith, husband and wife by Warranty Deed from Jeremy Heath White and Carrie Marie White, husband and wife of record in Instrument No. 20211028-0145056 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 28, 2021.

This conveyance is subject to·

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180906-0088451, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20010226-0017622, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Instrument No. 20170217-0016413 and Instrument No. 20180604-0052828, and Instrument No. 20180601-0052239, Register's Office for Davidson County, Tennessee
- Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee.
- Detention pond easement agreement of record in Instrument Number 20130614-0061084, in the Register's Office for Davidson County, Tennessee
- Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee
- Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431 corrected by Instrument Number 20071210-0142184, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062 and Instrument Number 20070801-0091141, in the Register's Office for Davidson County, Tennessee.
- Public utility easement of record in Instrument Number 20071115-0133969, in the Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch # 1297608 DEEDWARR
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Fees $13 00 Taxes $3,030 30

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- Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460 and Instrument Number 20070523-0061461, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076 and Instrument Number 20130614-0061077, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 and Instrument Number 20130614-0061080, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085 and Instrument Number 20130614-0061087, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1529 Davidge Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 11 DAY OF JULY, 2025.

Brian Griffith

Ashley Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN GRIFFITH, the within named bargainor, 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 and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY GRIFFITH, the within named bargainor, 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 and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212