This Instrument Prepared by
And After Recording Return to:

Mary Elizabeth Anderson, Esq.
WYATT, TARRANT & COMBS, LLP
400 West Market Street, Suite 2000
Louisville, Kentucky 40202

Karen Johnson
Batch # 1298154
07/16/2025 10 58 14 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARRSP
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20250716-0056125

NOTARY ID # KYNP67950
NANCY JOHNSTON
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES MAR. 22, 2027

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The actual consideration for this transfer is $0 00.

PRAVIN N AVULA
PRAVIN N. AVULA, Affiant

SMITA AVULA, Affiant

Subscribed and sworn to before me this
24th day of April, 2025
Nancy Johnston
Notary Public, Kentucky, State at Large
Notary ID # KYNP67950

My Commission Expires. March 22, 2027

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
PRAVIN N. AVULA AND SMITA AVULA, CO-TRUSTEES, THE LARKSPUR DALE TRUST 180 Tony Avenue Bowling Green, Kentucky 42103	Same as Owner	**093 06 1J 046.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PRAVIN N. AVULA AND SMITA AVULA (collectively the "Grantor"), do hereby bargain, sell, transfer, and convey unto PRAVIN N. AVULA AND SMITA AVULA, CO-TRUSTEES (OR ANY SUCCESSOR) OF THE LARKSPUR DALE TRUST* ("Grantee"), their successors and assigns, all of their right, title and interest in and to the following described real property (the "Property"):

* This is a Revocable Living Trust

A certain condominium located in Davidson County, Tennessee, being Unit No. 1214 of Viridian, 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 Viridian, a Condominium of record in Instrument Number 20061004-0122833, and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578 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 C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to PRAVIN N. AVULA and SMITA AVULA by Warranty Deed recorded October 28, 2014 as Instrument Number 20141028-0099268, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Church Street, #1214 Nashville, TN 37219.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes arc assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; Master Deed of record in Instrument Number 20061004-0122833, amended in Instrument Number 20061004-0122834, amended in Instrument Number 20070711-0082578 and as further amended in Instrument No. 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721; Charter for Viridian Condominium Association, Inc., of record in Instrument No. 20061004-0122835; By-Laws of record as Exhibit "G" of the Master Deed of record in Instrument Number 20061004-0122833, as amended; all matters shown on the Plan of Viridian Condominium, as shown on Exhibit "C" of the Master Deed recorded in Instrument No. 20061004-0122833, as amended; Covenants, Conditions and Restrictions of the Capitol Mall Redevelopment Project of record in Book 7423, Page 374, revised in Book 9208, Page 613; Easement Agreement on a certain parcel of real property, formerly known as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005- 570, by and between 401 Church Street, L.L.C., a Delaware limited liability company, and Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20060928-0120211; Conveyance of Metropolitan Nashville Alley No. 66, according to the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. BL2003-63, by Viridian Development Company, LLC, a Tennessee limited liability company to 401 Church Street, L.L.C., a Delaware limited liability company, in Quitclaim Deed of record in Instrument No. 20060928- 0120210; Agreement and Release by and between 401 Church Street, L.L.C., and Viridian Development Company, LLC of record in

Instrument No. 20060928-0120212; Stormwater Quality Agreement of record Instrument No. 20040916-0111454; Reciprocal easement and agreement of record in Instrument No. 20041103-0132451; Capitol Mall Redevelopment Project Plan, as set out in the Ordinances of the Metropolitan referenced in Book 10512, page 464 and Instrument No. 20020626-0076795, all Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, their successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[END OF PAGE; SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24th day of April, 2025.

PRAVIN N. AVULA

SMITA AVULA

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, Nancy Johnston, a Notary Public in and for said State and County mentioned, duly commissioned and qualified, personally appeared PRAVIN N. AVULA and SMITA AVULA, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/ herself to be the within named bargainors, and that as such executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and Notarial Seal at office this 24th day of April, 2025.

NOTARY PUBLIC STATE AT LARGE
NOTARY ID # KYNP 67950
My Commission expires: March 22, 2027

[AFFIX SEAL]

NOTARY ID # KYNP67950 NANCY JOHNSTON NOTARY PUBLIC STATE AT LARGE KENTUCKY MY COMMISSION EXPIRES MAR. 22, 2027

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