WARRANTY DEED

R & R TO:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**

SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF **JULY 2025.**

Notary Public

MY COMMISSION EXPIRES: 3-25-2028

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ravishankar N. Shetkar	NEW OWNER	096-10-0-170.00
(NAME) **2841 Lakeland Drive**	(NAME) 9506 Elmbrooke Blvd	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1301912 DEEDWARR
07/24/2025 02:07:13 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20250724-0058679

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 considerations, the receipt of which is hereby acknowledged, I/we **Henry Buckner, married and Phil Hart, married** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ravishankar N. Shetkar, a married man,** hereinafter called the GRANTEE(S), their 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. 81 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 81 front 88 feet on the southerly side of Lakeland Drive and extends back between lines 168 feet on the westerly side and 193 feet on the easterly side to a broken line in the rear on which it measure 90.1 feet.

Being the same property conveyed to GIG Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Curtis Hickey and Gaye W. Hickey, husband and wife, dated 09/24/2019, of record in Instrument No. 20190926-0097727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Francine Hart, and Lori Buckner by Quitclaim Deed from GIG Enterprises, LLC, a Tennessee limited liability company, dated 10/17/2019, of record in Instrument No. 20191022-0108047, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Francine Hart by Quitclaim Deed from Emily Francine Hart and Lori Buckner, dated 03/31/2020, of record in Instrument No. 20200423-0042925, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GIG Enterprises by Quitclaim Deed from Emily Francine Hart, dated 09/28/2020, of record in Instrument No. 20201001-0113055, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Francine Hart by Quitclaim Deed from GIG Enterprises, LLC, dated 02/24/2021, of record in Instrument No. 20210310-0031538, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Buckner and Phil Hart by Quitclaim Deed from Emily Francine Hart, dated 09/30/2024, of record in Instrument No. 20241011-0078940, Register's Office for Davidson County, Tennessee.

Phil Hart is also known as Phillip A. Hart

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ 2841 Lakeland Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the **23rd** day of **July, 2025.**

Henry Buckner

Phil Hart

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry Buckner and Phil Hart**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **they** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this **23rd** day of **July, 2025.**

Notary Public: I. Dyke Tatum
My Commission Expires: 5/8/2029

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

File No.: 2668446
Warranty Deed TN