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Karen Johnson Davidson County
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Fees: $23.00 Taxes: $6,108.70
20250729-0059743

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38768-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,651,000.00. Affiant Subscribed and sworn to before me this 23rd day of July, 2025. Notary Public My Commission Expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nandith Nandakumar Aswathi Chandran 105B Page Road Nashville, TN 37205	**New Owner** **105B Page Road** **Nashville, TN 37205**	Map and Parcel No.: 130 01 0I 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael C. Bash and Ashley M. Bash, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Nandith Nandakumar and Aswathi Chandran, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105B Page Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 23rd day of July, 2025.

GRANTORS:

ASHLEY M. BASH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley M. Bash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

MICHAEL C. BASH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael C. Bash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105B on the Plan of 105 Page Road Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Master Deed filed at Instrument Number 20140328-0025804 as amended by Instrument No. 20150126-0007476 and further amended in 20150331-0027885, 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 Michael C. Bash and Ashley M. Bash, husband and wife by Warranty Deed from Chris Haynes and wife, and Melissa R. Haynes, husband and wife of record in Instrument No. 20150331-0027886 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on March 31, 2015.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS - I, J & L, as recorded in Plat Book 1130, Page 71 and 72.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR SUBDIVISION, FINAL PLAT REVISION TO LOTS 1 AND 2, 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2 BLOCK "J", as recorded in Plat Instrument No. 20130822-0088728.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 105 PAGE ROAD TOWNHOMES Condominium of record in Instrument No. 20140328- 0025804, as amended and restated in Instrument No. 20150126-0007476 and amended in Instrument No. 20150331-0027885; also subject to easements, rights and interests 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 building thereon.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140521-0043583.
8. Charter for 105 Page Road Townhomes Corporation recorded as Instrument No. 20150126-0007475.

Certificate of Authenticity

I, Pam Autry, 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 **July 23, 2025**.

Date

Affiant Signature

July 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)