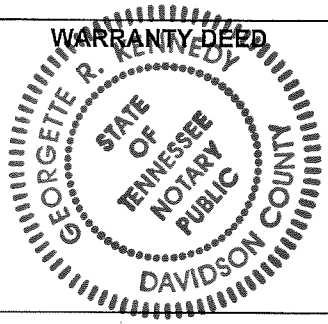
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Diwan	Bobby Diwan	164-06-0A-006.00
(NAME)	(NAME)	
4315 Summercrest Blvd, Unit 305	4315 Summercrest Blvd, Unit 305	
(ADDRESS)	(ADDRESS)	
Antioch, TN 3713	Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, **Jolly Overseas LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Bobby Diwan and Preeti Shah, husband and wife,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", 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 Autuma Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, 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 Plat of record in Instrument No. 20020926-0117438; 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 Jolly Overseas, LLC, a Florida limited liability company by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 10/31/2018, of record in Instrument No. 20181101-0108363, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jolly Overseas, LLC, a Tennessee limited liability company by Quitclaim Deed from Jolly Overseas, LLC, a Florida limited liability company, dated 02/12/2019, of record in Instrument No. 20190304-0019606, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1305721 DEEDWARR
08/04/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20250804-0061439

NotaryCam Doc ID: 23ddaffe-607a-471a-8e77-3c554ef72383
202508040061439

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.

unimproved ☐

This is Improved ☒ 4316 Summercrest Boulevard, Unit 105, Antioch, TN 37013
(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 31 day of July, 2025.

Jolly Overseas LLC

By: Loic Billiau
Loic Billiau, Managing Member

State of Virginia
County of Prince George

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, **appeared by means of two-way video and audio conference technology** Loic Billiau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of Jolly Overseas LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Loic Billiau, as such Managing Member.

Witness my hand and Official seal this 31 day of July, 2025.

Tara Melissa Allen
Notary Public:
My Commission Expires: 11/30/2026

TARA MELISSA ALLEN
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7615803
My Commission Expires Nov 30, 2026

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 23ddaffe-607a-471a-8e77-3c554ef72383
202508040061439

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 4th, 2025.

Affiant

Date: 8/4/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 4th day of August, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY