Karen Johnson Davidson County
Batch# 1305874 DEEDWARR
08/04/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $12,161.90
20250804-0061654

WARRANTY DEED

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-1-27

(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
Ranjan Chanda	Truist Bank	117-02-0-009.00
(NAME)	(NAME)	
2915 Compton Road	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond VA 23224	
(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, **Nashville Construction Company Inc., a Tennessee corporation,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ranjan Chanda and Shweta Sharma,** 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, more particularly described as follow:

Lot 18, A Development of Stokes Tract, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nashville Construction Company, Inc., a Tennessee Corporation by Warranty Deed from Katherine Lechleiter, as to her 50% interest and Catherine Caskey Olker, as to her 50% interest as Heir of John N. Olker, dated 12/03/2021, of record in Instrument 20211206-0161276, Register's Office for Davidson County, Tennessee.

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 ☒ 2915 Compton Road, Nashville, TN 37215
(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 30 day of July, 2025.

Nashville Construction Company Inc.

By: _____
Kristy Edwards, Secretary/Treasurer

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kristy Edwards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Secretary/Treasurer of Nashville Construction Company Inc. the within named bargainer, a corporation, and that, she as such Secretary/Treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Kristy Edwards as such Secretary/Treasurer.

Witness my hand and Official seal this 30th day of July, 2025.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 7-30-25 (date of document).

Affiant Signature

7-30-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

