# WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of August, 2025 .

Notary Public

My Commission Expires: 10-4-27

**THIS INSTRUMENT WAS PREPARED BY:**
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBERS: |
|---|---|---|
| Tanvi C. Gandhi and Chirag S.Gandhi and Trupti C. Gandhi | **Rocket Mortgage, LLC** | 131-05-0B-240.00 |
| 240 Summit Ridge Drive | **1050 Woodward Avenue** | |
| Nashville, TN 37215 | **Detroit, MI 48226** | |

Karen Johnson Davidson County
Batch# 1307101 DEEDWARR
08/11/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250811-0063343

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Olivia Pelletier, now known as Olivia Pelletier Phillips and Riley Garrett Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tanvi C. Gandhi, a single person, as to an undivided one-third (1/3) interest, as joint tenants with right of survivorship with Chirag S. Gandhi and Trupti C. Gandhi, a married couple, as to an undivided two-thirds (2/3) interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Land in Davidson County, Tennessee, Unit No. 240 as shown on the Plan of Four Seasons, A condominium development, together with an undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing four Season, a condominium, of record in Book 6841, Page 349, amendment recorded in Book 6847, Page 122, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Unit.*

Being the same property conveyed to Olivia Pelletier, a single woman, and Michael Pelletier and Brenda Pelletier, husband and wife by Deed from Daniel William Rost Hopper, a single man, dated 2/28/17 and filed for record in Instrument No. 20170302-0020936, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Olivia Pelletier, now known as Olivia Pelletier Phillips by Deed from Michael Pelletier and Brenda Pelletier, husband and wife, dated 7/2/24 and filed for record in Instrument No. 20240703-0050347, Register's Office for Davidson County, Tennessee.

Riley Garrett Phillips, spouse of Olivia Pelletier Phillips, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

**This conveyance is subject to the following:**

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters on the Plan as set forth in the Master Deed of record in Book 6841, page 349, Register's Office for said County.

Subject to Charter of Four Seasons Condominiums Homeowner's Association, Inc., of record in Book 6855, page 917, and Book 8176, page 697, Register's Office for said County.

Subject to Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for said County.

Subject to Easement Agreement of record in Book 6869, page 157, Book 6869, page 162, Book 6870, page 966, Instrument No. 20010912-0099679, Register's Office for said County.

Subject to Letter from Engineering and Construction Services of record in Book 6847, page 125, Register's Office for said County.

Subject to Easement for Ingress, Egress and Utilities of record in Book Book 5158, page 230, and Book 7776, page 899. Register's Office for said County.

Subject to Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5271, page 430, Register's Office for said County.

Subject to Grant of Easement of record in Instrument No. 20120521-0043888, Register's Office for said County.

Subject to all matters on the Plan of record in Plat Book 5050, page 30, Register's Office for said County.

Subject to Sale and Assignment of Option of record in Book 5388, page 503, Register's Office for said County.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and elements.

Subject to any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 240 Summit Ridge Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 7th day of August, 2025.

Olivia Pelletier Phillips

Riley Garrett Phillips

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 7th day of August, 2025, before me personally appeared Olivia Pelletier Phillips and Riley Garrett Phillips, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2025.

Notary Signature
My commission expires:
1-26-28



**True Copy Certification**

I, **Jodi Jackson,** 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 this the 7th day of August, 2025.

Affiant Signature

Date 8.7.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

