Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1309490 DEEDWARR
08/13/2025 09:19:22 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80

20250813-0064359

G-ORE-25-2116-K2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Marx	**Jennifer Marx**	
(NAME)	(NAME)	**131-02-0A-063.00-CO**
2116 Hobbs Rd #K2	**2116 Hobbs Rd #K2**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **UPAMANYU SANYAL, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER MARX, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-2 of the Hobbs House Condominium Apartments of record in Book 4595, Page 74 and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, page 515, as amended, to which references are made for a more complete identification and description of such Unit.

Being the same property conveyed to Upamanyu Sanyal, a married man and Barindra Sanyal, a married man as tenants in Common with right of Survivorship by Warranty Deed from Debra Salandre, married woman of record in Instrument No. 20190905-0089694 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 05, 2019.

Being the same property conveyed to Upamanyu Sanyal, married by Quit Claim Deed from Barindra Sanyal of record in Instrument No. 20250321-0021298 Register's Office for Davidson County, Tennessee, dated March 20, 2025 and recorded on March 21, 2025.

The said Ashley Mae Sanyal joins in the execution of this Warranty Deed to convey an and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299 and Book 8483, Page 670, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5289, Page 558, as amended in Book 6822, Page 893 and in Book 7824, Page 974, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5296, Page 689, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common elements of record in Book 5848, Page 179, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130118-0006274 and Instrument No. 20151130-0120250, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Hobbs Rd #K2, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 12 DAY OF AUGUST, 2025.

Upamanyu Sanyal

Ashley Mae Sanyal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of August, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY MAE SANYAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
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Nashville, TN 37212