This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number 14-6691-MC

Karen Johnson Davidson County
Batch # 1311759 DEEDWARR
08/19/2025 01 50 52 PM 2 pgs
Fees $13 00 Taxes $5,130 79

20250819-0066286

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-PR-25-1494

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,386,700.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2025.

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 1-22-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Danica Suedekum John Christopher Suedekum 1494B Woodmont Blvd Nashville, TN 37215	Same as NEW OWNER	117 12 0 064 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sheetu Jain, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Danica Suedekum and John Christopher Suedekum, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of GALECREST NO. 2, BLOCK "C" of record in Plat Book 974, Page 20, 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 Sheetu Jain, Married, by Warranty Deed from Pinpoint Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20141126-0109418, in the Register's Office of Davidson County, Tennessee, dated November 21, 2014 and recorded on November 26, 2014.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T C.A. 26-2-307 or other similar statute.

This is improved property located at. **1494B Woodmont Boulevard, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2025.

GRANTOR:

Sheetu Jain

Priya Devi Jain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheetu Jain and Priya Devi Jain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission expires: _____

