WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313622 DEEDWARR
08/22/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250822-0067302

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant * $875,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 11-21-2026

(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Thomas S. Bannen	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME)	(NAME)	117030G00100CO
2812A White Oak Dr (ADDRESS)	(ADDRESS)	
Nash, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lalikant K. Modi, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Thomas S. Bannen**, single, HEREINAFTER CALLED THE GRANTEE, HIS 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, being Lot No. 16-A, on the Plan of Sharondale Heights Townhomes exhibit map to create a Horizontal Property Regime Lot 16, Sharondale Heights of record in Instrument #20040730-0091789, Exhibit "C" to Declaration of Covenants, Conditions and Restriction, Register's Office for Davidson County, Tennessee, to which referrence is herebymade for amoer complete and accurate legal description.

Being the same property conveyed to Lalikant K. Modi, unmarried, by virtue of that certain Warranty Deed dated September 15, 2004, and being of record at Instrument No. 20040920-01124768 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2812 A White Oak Dr. Nashville, TN 37215 (unimproved)
(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 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 20th day of August, 2025.

Lalikant K. Modi

Lalikant K. Modi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lalikant K. Modi** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of August, 2025.

Cheryl M Rodgers

Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 8/20/ _____.

Affiant Signature

8/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of August, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
KIMBERLIE WHITE