Karen Johnson Davidson County
Batch# 1317879 DEEDWARR
09/03/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250903-0070369

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6951-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2025.

Notary Public
My Commission Expires: 12 19 2028

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shreya Kataria 5521 Nevil Point Brentwood, TN 37027	New Owner	171 04 0A 049.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary Elemawusime Atubra, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Shreya Kataria, an unmarried woman** (individually and 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 39, BROWNSTONE, SECTION TWO, REVISION ONE, as shown on Plat of record in Plat Book 9700, Pages 942 and 943, 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 Mary Elemawusime Atubra, by Warranty Deed from Lawrence G. Wicks and wife, Marie M. Wicks, of record in Instrument No. 20101210-0098688, in the Register's Office of Davidson County, Tennessee, dated November 22, 2010 and recorded on December 10, 2010.

This is improved property located at: **5521 Nevil Point, Brentwood, TN 37027**.

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2025.

GRANTOR:

Mary Elemawusime Atubra

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Elemawusime Atubra, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of August, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 29. 2025.

Affiant Signature

3rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028