WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

File No SG-25-10878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sumit Aryal (NAME)	Same as New Owner (NAME)	
2000 South Hamilton Road unit 16 (ADDRESS)	Karen Johnson Davidson County Batch # 1325733 09/23/2025 09 59 05 AM DEEDWARR Fees $13 00 Taxes $2,590 00 2 pgs	070-13-0K-016 00-CO
Nashville, TN 37218 (CITY) (STATE) (ZIP)	20250923-0075796	

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, I/we, **2000 SHR Unit 16 LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sumit Aryal, a Married Man**, HEREINAFTER CALLED THE GRANTEE, 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, being Unit 16 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Harmony Heights, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221024- 0115438, amended in Instrument No. 20230901-0068819 and Instrument No. 20230912-0071524 and Instrument No. 20250117- 0003955, 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 a portion of the same property conveyed to The Hamilton, GP, a registered Tennessee general partnership by Warranty Deed from Don Hardin Group, LLC, a Tennessee limited liability company of record in Instrument No. 20220222-0019671, Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

Being the same property conveyed to 2000 SHR Unit 16 LLC, a Tennessee limited liability company by Quit Claim Deed from The Hamilton, GP, a Tennessee Partnership of record in Instrument No. 20250211-0010519 Register's Office for Davidson County, Tennessee, dated February 06, 2025 and recorded on February 11, 2025.

This is property more commonly known as 2000 South Hamilton Road unit 16, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of September, 2025.

2000 SHR Unit 16 LLC, a Tennessee Limited Liability Company

By:_____
Andrew Jacobson, Authorized Signor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON (4th)

Before me, JOHN HINTON of the state and county mentioned, personally appeared Andrew Jacobson as Authorized Signor of 2000 SHR Unit 16 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of 2000 SHR Unit 16 LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Jacobson of 2000 SHR Unit 16 LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in FRANKLIN, TN, this 17th day of September, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212