Warranty Deed

Karen Johnson Davidson County Batch# 1325878 DEEDWARR 09/23/2025 02:17:30 PM 3 pgs Fees: $18.00 Taxes: $732.60 20250923-0075969	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $198,000.00. Affiant Subscribed and sworn to before me, this the 19th day of September, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen Marie Bartlett	Rocket Mortgage, LLC	142-04-0A-034.00-CO
210 Old Hickory Boulevard #34	1050 Woodward Ave	
Nashville, TN 37221	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAI ABITHA SRINIVAS AND SIDDHANT GANDHI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN MARIE BARTLETT, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Unit No. 34, Belle Forest Condominium Apartments, as established by Master Deed of Belle Forest of record in Book 5438, Page 699 and Plat of record in Book 5200, Page 167, Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sai Abitha Srinivas, a single person and Siddhant Gandhi, a single person by Warranty Deed from Sarah Smotherman and Christopher Matthew Deis, as joint tenants with right of survivorship of record in Instrument No. 20210624-0086096 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 210 Old Hickory Boulevard #34, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of September, 2025.

Sai Abitha Srinivas

Siddhant Gandhi

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sai Abitha Srinivas and Siddhant Gandhi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2025.

Notary Public

My Commission Expires: 5-27-28

Marina Lozovyy
Notary Public
State of Ohio
My Commission Expires
May 27, 2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/19/25 (date of document).

Jennifer Russell
Affiant Signature

9/23/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

