Karen Johnson Davidson County
Batch# 1330290 DEEDWARR
10/03/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20251003-0079158

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4688

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of October, 2025

Notary Public

Commission Expires: 9-11-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tapan Nath 2120 Lebanon Pike Unit 21 Nashville, TN 37210	Bank of America 4500 Amon Carter Blvd Fort Worth, TX 76155	095-05-0B-021.00-CO

WARRANTY DEED

FOR AND IN 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,

Lendon Grisham A/K/A Fred Lendon Grisham and wife, Tina Grisham

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tapan Nath, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 No. 21 of EASTHAVEN TOWNHOMES, A Planned Unit Development, as established by a Declaration and Covenants, Conditions and Restrictions of Record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, all in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit "B", together with the undivided percentage interest in the common elements as set forth in said Declaration and Covenants, Conditions and Restrictions shown in Exhibit "A-1", reference is hereby made to the plan as set out on Exhibit "A-2" to the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development of Record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753;

Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office for a more complete identification and description thereof.

Being the same property conveyed to Lendon Grisham and wife, Tina Grisham by Warranty Deed from Charles E. Beauregard Jr. and wife, Shari Beauregard of record in Instrument No. 20090611005410 6 Register's Office for Davidson County, Tennessee, dated June 08, 2009 and recorded on June 11, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2120 Lebanon Pike Unit 21, Nashville, TN 37210

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 so 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.

Dated this the 2nd day of October, 2025.

Fred Lendon Grisham

Tina Grisham

STATE OF TENNESSEE
COUNTY OF Wilson

On this 2nd day of October, 2025, before me personally appeared Fred Lendon Grisham and Tina Grisham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 10/2/2025 (date of document).

Affiant Signature

10/2/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL