THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8882-WE

Karen Johnson Davidson County
Batch # 1331106 DEEDWARR
10/07/2025 10 27 10 AM 2 pgs
Fees $13 00 Taxes $3,274 50

20251007-0079929

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 885,000.00.

Cathy R. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy R Taylor and Kent D Taylor	NEW OWNER	
2247 Castleman Drive		131-01-0N-008.00-CO
Nashville, 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, **Siddharth Damania and Ankita Patro, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy R Taylor and Kent D Taylor, wife and husband**

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 2245B on Exhibit A to the First Amendment to Declaration of Covenants, Conditions and Restrictions for Castleman Drive Townhomes of record in Instrument No. 20090728-0070527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Siddharth Damania by Warranty Deed from Kelly L. Worman and wife, Erin O. Worman of record in Instrument No. 20180504-0042824 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 04, 2018.

Being the same property conveyed to Siddharth Damania and Ankita Patro, husband and wife by Quitclaim Deed from Siddharth Damania, a married woman, joined in execution by her spouse, Ankita Patro of record in Instrument No. 20200430-0045207 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 30, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2247 Castleman Drive, Nashville, TN 37215**

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 our hands this the 3 day of October, 2025.

Siddharth Damania

Ankita Patro by Siddharth Damania, Attorney in Fact
Ankita Patro
BY: Siddharth Damania, Attorney in Fact

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Siddharth Damania,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of October, 2025.

My Commission expires: 08/19/2028

Notary Public

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Siddharth Damania,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ankita Patro,** as her Attorney in Fact, as the free act and deed of the within named, **Ankita Patro.**

Witness my hand and official seal this the 3 day of October, 2025.

My Commission expires 08/19/2028

Notary Public

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028