WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. CR-25-8914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3·20·28

(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
Subhankar Sarkar	New Owner	
(NAME)	(NAME)	
309 Saint Andrews Drive		107-13-0A-047.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, I/we, **Joseph Francis Kurek, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Subhankar Sarkar, a married man, as his sole and separate property**, 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 a certain condominium known as Unit No. 947, in Four Maples Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Book 5200, Page 283, in the Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Hassan Mouchal, a single man by Warranty Deed from Robert D. Johnson of record in Instrument No. 20190621-0059954 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 21, 2019.

Being the same property conveyed to Joseph Francis Kurek, an unmarried man by Warranty Deed from Hassan Mouchal, a single man of record in Instrument No. 20230525-0039438 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on May 25, 2023.

This is property more commonly known as 947 Coarsey Drive, Nashville, TN 37217.

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

Karen Johnson Davidson County
Batch# 1332009 DEEDWARR
10/08/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20251008-0080387

202510080080387

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 17 day of September, 2025.

Joseph Francis Kurek

STATE OF VIRGINIA
COUNTY OF Arlington

On this 17 day of September, 2025, before me personally appeared Joseph Francis Kurek, 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 17 day of September, 2025.

Notary Signature
My commission expires: 31 Aug 2028

LINA SIRAJEDDIN
Notary Public
Commonwealth of Virginia
Registration No. 7865990
My Commission Expires Aug 31, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/17/2025. (date of document).

Affiant Signature

10-8-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY