Karen Johnson Davidson County
Batch# 1333595 DEEDWARR
10/14/2025 09:59:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20251014-0081684

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-10223

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John C. Mathai and Remi S. Kurian 2601 Hillsboro Pike, J9 Nashville, TN 37212	John C. Mathai & Remi S. Kurian 82 Baund Brook Road Newton, MA 02461	117 03 0B 151.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rickey Lee Tilley and Tracy Ellen Tilley, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John C. Mathai and Remi S. Kurian, Trustees of The Mathai-Kurian Family Trust dated May 24, 2022**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-9, Parcel 151 of THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, First Amendment to the Bylaws recorded in Instrument No. 20080416-0038631 and Rules and Regulations recorded in Instrument No. 20090616-0055824, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Plan of The Villager Condominium Apartments, Revised of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Rickey Lee Tilley and Tracy Ellen Tilley, husband and wife, by Warranty Deed from John Selling and Kelly Traver, Husband and Wife, of record in Instrument No. 20230605-0042251, in the Register's Office for Davidson County, Tennessee, dated June 2, 2023 and recorded on June 5, 2023.

Tax identification No. 117 03 0B 151.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2601 Hillsboro Pike, J9, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of October, 2025

Rickey Lee Tilley

Tracy Ellen Tilley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rickey Lee Tilley and Tracy Ellen Tilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 9th day of October, 2025.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

I, Andy Maloney, 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 **10/9/2025** (date of document).

Affiant Signature
Date **10/9/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **9** day of **October**, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202510140081684