Karen Johnson Davidson County
Batch# 1336178 DEEDWARR
10/21/2025 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20251021-0083579

WARRANTY DEED

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. KS-25-11236

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
Navtej Singh Sandhu and Raminder K. Sandhu	Navtej Singh Sandhu and Raminder K. Sandhu	
(NAME) 206 Prince Avenue	(NAME) New Owners	071-07-0-248.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) 25 Hilltop Court San Ramon, CA 94582	
(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, **Aaron Roston, an umarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Navtej Singh Sandhu and Raminder K. Sandhu,** _____, 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 Lot No. 4 on the Plan of Resubdivision of Lots 37, 38 and 39, J. B. Haynies Oriental Subdivision of record in Plat Book 6200, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Roston and Elizabeth Meadows, husband and wife by Warranty Deed from Pearl Sims and Janet Shands, dated August 11, 2014 and recorded August 19, 2014 in Instrument No. 20140819-0075084, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Aaron Roston by Quitclaim Deed from Elizabeth Meadows dated August 26, 2025 and recorded September 10, 2025 in Instrument No. 20250910-0072209, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 206 Prince Avenue, Nashville, TN 37207.

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

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 16th day of October, 2025.

Aaron Roston

STATE OF New York
COUNTY OF Kings

On this 16th day of October, 2025, before me personally appeared Aaron Roston, 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 16th day of October, 2025.

Yefim Kravets
Notary Signature
My commission expires: 03032027

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 16, 2025

Affiant Signature

October 16, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of October, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY