THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38887-09-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is. $280,000.00. Affiant Subscribed and sworn to before me this 17 day of October, 2025. Notary Public My Commission Expires.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Thirumavalavan Ilanchelian, Anjani Dhamodharan 3000 Vanderbilt Place #105 Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104024B10500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard G. Courtney, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thirumavalavan Ilanchelian and Anjani Dhamodharan,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Vanderbilt Place #105, Nashville, TN 37212.

Grantor has never resided at the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1336277 DEEDWARR
10/21/2025 10 44 22 AM 3 pgs
Fees $18 00 Taxes $1,036 00

20251021-0083700

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2025.

Richard G. Courtney by Gerald G. Patterson, Atty-In-Fact

Richard G Courtney by Gerald G. Patterson, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G Patterson, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Richard G Courtney, and he is authorized by Richard G. Courtney to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of October, 2025.

Eileen K. Hopkins

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 105, together with the appurtenant interest in the common elements of Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No 20070503-0053313, amended in Instrument No 20070629-0077729, Instrument No. 20081016-0104201, Instrument No 20101130-0095113, Instrument No 20151228-0130187, and Instrument No. 20170316-0025728, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Richard G Courtney, by deed dated August 31, 2017 from Benjamin C Bailey and wife, Anita L. Bailey, of record in Instrument No , 20170905-0090949, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties

2. Restrictive covenants contained in an instrument of record in Book 161, page 77, Book 332, page 8, and Instrument No. 20050105-0001970, Register's Office for Davidson, County, Tennessee

3 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bristol West End, A Condominium Development, of record in Instrument No 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No 20151228-0130187, and Instrument No. 20170316-0025728, Register's Office for Davidson County, Tennessee.

4 Terms and limitations imposed by Tennessee Horizontal Property Act, T C A. § 66-27-101, et seq.

5 Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.

6 All matters appearing on the Plan of record as Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee

7. Storm water detention agreement of record in Instrument No 20050603-0062976, Register's Office for Davidson County, Tennessee

8 Urban Zoning Overlay of record as Metro Ordinance No. B62000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

9. Temporary easement for construction and access of record in Instrument No 20060320-0031877, re-recorded in Instrument No 20060405-0039176, Register's Office for Davidson County, Tennessee

10 Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises Subject to rights of others in and to the common areas and/or elements