THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17233-BW

Karen Johnson
Batch # 1336421
10/21/2025 02 41 13 PM
Fees $13 00 Taxes $1,054 50

Davidson County
DEEDWARR
2 pgs

20251021-0083892

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Jeanne Charron	Movement Mortgage	
7302 Weston Way	8024 Calvin Hall Road	142-10-0A-023.00-CO
Nashville, TN 37221	Indian Land, SC 29707	
(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, WE, **Pramod B. Wasudev, or his successor, as Trustee of The Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Jeanne Charron, a single woman**

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 12-A on the Plan of Weston Way Condominiums, Phase 2, of record in Plat Book 6370, Page 577, Exhibit "C" to the Amendment to Master Deed , in the Register's Office for Davidson County, Tennessee, to which Master Deed is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Dr. Pramod D. Wasudev and wife, Geeta Wasudey by Warranty Deed from Lewis James Ellsworth and wife, Sandra S. Ellsworth of record in Book 5617, Page 394, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 25, 1980 and Deed of Correction Recorded on September 21, 1989 and Book 7943, Page 320 .

Being a portion of the same property conveyed to Pramod B. Wasudev, or his successor, as Trustee of The Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended by Quitclaim Deed from Pramod B. Wasudev and Geeta P. Wasudev, husband and of record in Instrument No. 20040426-0046890 Register's Office for Davidson County, Tennessee, dated February 09, 2004 and recorded on April 26, 2004.

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 improved property known as **7302 Weston Way, Nashville, TN 37221**

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 13 day of October, 2025.

The Pramod B. Wasudev Inter Vivos Revocable Trust under an agreement dated February 20, 1996, as amended

BY: Wasudev Trustee.
Pramod B. Wasudev, Trustee

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Pramod B. Wasudev** with whom I am personally acquainted and who upon his/her oath acknowledged himself to be **Trustee** of **The Pramod B. Wasudev Inter Vivos Revocable Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Pramod B. Wasudev** as such **Trustee.**

Witness my hand and official seal this the 13th day of October 2025.

My Commission expires: 04/12/2026

Notary Public

DENISE LAMKIN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 209454
My Commission Expires April 12, 2026

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-25-7802