THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$333,500.00**

Subscribed and sworn to before me this 20th day of October, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08.01.2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jane Stuart Poulton **1350 Rosa L Parks Boulevard** **Nashville, TN 37208**	Same as New Owner	**081-12-0T-245.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Vikas Mohindra, an unmarried man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jane Stuart Poulton, unmarried**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 245, WERTHAN LOFTS IV AND V CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, corrected by Scrivener's Affidavit recorded at Instrument No. 20150205-0011062, further amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20140725-0066210, and 20150225-0016078, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to VIKAS MOHINDRA, AN UNMARRIED MAN, by deed from JH HOLDING & INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210126-011603, dated January 25, 2021, said Register's Office.

This is improved property known as: 1350 Rosa L Parks Boulevard, Unit 245, Nashville, TN 37208

This conveyance is subject to all restrictions, easements and planning documents of record.

Karen Johnson Davidson County
Batch# 1337391 DEEDWARR
10/23/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,233.95
20251023-0084426

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th day of October, 2025.

Vikas Mohindra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Vikas Mohindra,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of October, 2025.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/20/2025** [DATE].

AFFIANT SIGNATURE

10/20/2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **20th** day of **October**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

