Karen Johnson Davidson County
Batch# 1338127 DEEDWARR
10/24/2025 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,872.20
20251024-0084658

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38915-09-2025** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $506,000.00.<br>Affiant<br>Subscribed and sworn to before me this 22nd day of October, 2025.<br>Notary Public<br>My Commission Expires: |

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

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Panchanan and Sashikala Satpathy<br>301 Demonbreun St. #813<br>Nashville, TN 37201 | **Send Tax Bills To:**<br>New Owners | **Tax Information:**<br>Map and Parcel No.:<br>093060A08700CO |

**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, **Katherine Kendrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Panchanan and Sashikala Satpathy Revocable Living Trust u/a/d 3/30/2016** ("Grantee"), its successors, 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 301 Demonbreun St. #813, Nashville, TN 37201.

**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 she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 22nd day of October, 2025.

Katherine Kendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2025.

Notary Public

My Commission Expires:

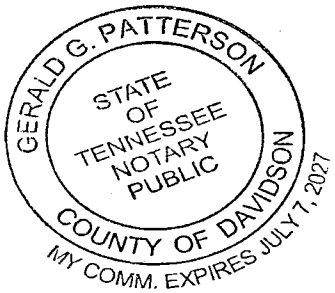


EXHIBIT "A"

All that certain condominium situate in the County of Davidson, State of Tennessee, more particularly described as follows: A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 813 of the Horizontal Property Regime of ENCORE, A RESIDENTIAL CONDOMINIUM pursuant to Master Deed for ENCORE, A RESIDENTIAL CONDOMINIUM of record as Instrument No. 20080225-0018429 and as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Master Deed for ENCORE, A MASTER CONDOMINIUM of record as Instrument No. 20080225-0018425 and as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Katherine Kendrick, an unmarried woman, by Warranty Deed from Claire Breaux Archibald and James Patrick Archibald, wife and husband, of record in Instrument No. 20191001-0100093, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Instrument No. 20060411-0041760.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A MASTER CONDOMINIUM of record in Instrument No. 20080225-0018425 and as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426; also subject to easements, rights and interests 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 building thereon.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A RESIDENTIAL CONDOMINIUM of record in Instrument No. 20080225-0018429 and as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841 and Attorney's Certificate recorded in Instrument No. 20080225-0018430; also subject to easements, rights and interests 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 building thereon.
6. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.
7. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.
8. Easement recorded in Instrument No. 20120906-0080965.
9. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.
10. Charter for Encore Master Condominium Association, Inc. recorded in Instrument No. 20080225-0018424.
11. Charter for Encore Residential Condominium Association, Inc. recorded in Instrument No. 20080225-0018428.
12. Ordinance recorded in Book 10512, Page 464; Book 10512, Page 477 and Instrument No. 20060504-0051825.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 Oct. 23, 2025 (date of document).

Affiant Signature

10/23/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. 7-7-2029