Karen Johnson Davidson County
Batch# 1339458 DEEDWARR
10/29/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,528.95
20251029-0086172

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.23.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0455

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Appoorva Saxena and Ritu Wadhwa Saxena	Pinnacle Bank	Map: 061-04-0-052.00
(NAME) 8214 Holly Road	(NAME) 21 Platform Way S, Suite 2300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($683,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELCHOR A. CALIGNAOAN, AN UNMARRIED MAN AND SHARON T. COLGATE AND HUSBAND, WILLIAM J. COLGATE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

APPOORVA SAXENA AND RITU WADHWA SAXENA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 18 on the Plan of Marina C. McGaugheys Second Subdivision of a part of Tract No. 4 in A.J. McGaugheys Section Second Haysboro Subdivision, not of record, described according to a survey made by John Kohl and Company, P.C., TN #100, dated May 17, 1990, as follows:

Beginning on the Westerly margin of Log Cabin Road, at the common corner of Lot Nos. 18 and 19; thence with the line between said two lots, Westwardly 213.2 feet to the Easterly line of Lot No. 11; thence with the Easterly line of Lots 11 and 12, Southwardly 100.05 feet to the common corner of Lots Nos. 17 and 18; thence with the line between said two lots, Eastwardly 219.2 feet to the Westerly margin of Log Cabin Road; thence with the Westerly margin of said Road, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Melchor A. Calignaoan, an unmarried man and Sharon T. Colgate and husband, William J. Colgate, as tenants in common with rights of survivorship, by Quitclaim Deed from Melchor A. Calignaoan, an unmarried man and Sharon T. Colgate, a married woman, fka Sharon T. Calignaoan, of record in Instrument No. 20240718-0054095, dated July 11, 2024, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4907 Log Cabin Road, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of October, 2025.

Melchor A. Calignaoan

Sharon T. Colgate

William J. Colgate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melchor A. Calignaoan and Sharon T. Colgate and William J. Colgate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of October, 2025.

My Commission Expires: 3.2.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Channing Miles, 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 29, 2025.

(AFFIANT) – Channing Miles

10/29/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of October, 2025.

My commission expires: 2.2.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON