(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2027

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

Karen Johnson
Batch # 1347495
11/18/2025 10:17:35 AM
Fees: $13.00 Taxes: $2,516.00

Davidson County
DEEDWARR
2 pgs

20251118-0091664

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prashant Pandya and Fatehkumar K. Pandya		
(NAME)	(NAME)	103-02-0-051.00
215 Orlando Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **REBEKAH T. PALMER AND BRADLEY E. PALMER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PRASHANT PANDYA, MARRIED, AND FATEHKUMAR K. PANDYA, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 Part of Lot No. 20 on the Plan of C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee as described as follows: Beginning on the Westerly margin of Orlando Avenue at a point 464 feet North of the Northerly margin of Burgie Street; thence with said Avenue, Northwardly 60 feet to the Southeast corner of the property conveyed to Elizabeth G. Roy by deed from E. M. Dotson, et al., of record in Book 1286, Page 555 Register's Office for Davidson County, Tennessee; thence with her Southerly line Westwardly 150 feet; thence Southwardly and parallel with the Westerly margin of Orlando Avenue 60 feet; thence Eastwardly 150 feet to the beginning.

Being the same property conveyed to Rebekah T. Palmer and Bradley E. Palmer, wife and husband, by Warranty Deed from Modern Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210730-0102795 Register's Office for Davidson County, Tennessee, dated July 28, 2021.

Kevin D. Montgomery herein signed as Attorney in Fact for Rebekah T. Palmer and Bradley E. Palmer. Said Power of Attorney is of record Instrument No. 20251118-0091663 **in the Registers office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 215 Orlando Ave, Nashville, TN 37209
(House Number) (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 my hand this 14th day of November, 2025

Rebekah T. Palmer by [signature], attorney in fact
REBEKAH T. PALMER BY KEVIN D. MONTGOMERY,
AS ATTORNEY-IN-FACT

Bradley E. Palmer by [signature], attorney in fact
BRADLEY E. PALMER BY KEVIN D. MONTGOMERY,
AS 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, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Rebekah T. Palmer and Bradley E. Palmer and acknowledged that they executed the same as the free act and deed of Rebekah T. Palmer and Bradley E. Palmer.

Witness my hand and official seal this 14th day of November, 2025.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

[signature]
Notary Public