Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 120
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1347530 DEEDWARR
11/18/2025 10:43:46 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20251118-0091708

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B14 Harding Homes, LLC, a Tennessee limited liability company.		147030A03000CO
(NAME)	(NAME)	
8308 Rugby Road	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Annandale, VA 22003		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sakvan Bamerni and Azrin Bamerni, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **B14 Harding Homes, LLC, a Tennessee limited liability company.,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. B-14, together with the appurtenant interest in the common elements of HARDING PLACE CONDOMINIUM, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing HARDING PLACE CONDOMINIUM, of record in Book 6104, Page 725, and Appointment of Successor Trustee recorded in Instrument No. 20050815-0096131, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of HARDING PLACE CONDOMINIUM of record in Plat Book 5200, Pages 571 and 572, Register's Office for Davidson County, Tennessee. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co owners and tenants of HARDING PLACE CONDOMINIUM provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sakvan Bamerni and Azrin Bamerni, husband and wife, by deed of record in Instrument No. 20230828-0066882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 441 Harding Place, Unit B-14, Nashville, TN 37211

(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/our hands this 13th day of November, 2025.

Sakvan Bamerni

Azrin Bamerni

State of Tennessee
County of Davidson

Personally appeared before me Sakvan Bamerni and Azrin Bamerni, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of November, 2025.

Notary Public

My Commission Expires: 10/21/2028

File No.: 17818

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY