WARRANTY DEED

Karen Johnson Davidson County
Batch# 1348995 DEEDWARR
11/20/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251120-0092936

File #25-TC-2622-C

SEAL
AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20R DAY OF November, 2025

Notary Public
MY COMMISSION EXPIRES: 2/7/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sagnika Ghosh and Zaid Temrikar	Rocket Mortgage	
(NAME)	(NAME)	
2622C Pennington Avenue	1050 Woodward Ave	**072 15 0T 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HAYLEY REDDINGTON, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ZAID TEMRIKAR AND SAGNIKA GHOSH, MARRIED TO EACH OTHER,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of 2622 PENNINGTON COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2622 PENNINGTON COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150923-0096790, as amended in Instrument No. 20161031-0114841, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2622 PENNINGTON COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat labeled as Exhibit "B" to said Declaration appearing in Instrument No. 20150923-0096790, as amended in Instrument No. 20161031-0114841, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being same property conveyed to Hayley Reddington, by Warranty Deed from Nicholas Francis Bechard and Morgan Frances Cummings, husband and wife, of record in Instrument No. 20220622-0071451, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 22, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25 IN BELLE FOREST SUBDIVISION, as recorded in Plat Book 547, Page 33.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150923-0096790, as amended in Instrument No. 20161031-0114841.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4139, Page 342.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2622C Pennington Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th day of November, 2025.

Hayley Reddington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared Hayley Reddington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 20th day of November, 2025

Dated 11/20/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of November, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL