THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17308-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November 2025 Notary Public MY COMMISSION EXPIRES: 05-20-29 (AFFIX SEAL)

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gourija S. Menon and Saikat T. Sengupta	NEW OWNER	
1907B Kimbark Drive	New Owner	117-03-0B-027.00-CO
Nashville, TN 37215		
(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, **Soghrat Soltani, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gourija S. Menon and Saikat T. Sengupta, a married couple**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-11, Parcel No. 27, of the Villager Condominium Apartments, as of record in Book 5200, Page 201 as established by Master Deed of record in Book 5354, Page 665, as corrected in Book 5487, Page 967, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Soghrat Soltani by Warranty Deed from Soltani Brothers General Partnership, a Tennessee general partnership of record in Instrument No. 20210622-0084122 Register's Office for Davidson County, Tennessee, dated June 8, 2021 and recorded on June 22, 2021.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2601 Hillsboro Pk #B11, Nashville, TN 37212**

Karen Johnson Davidson County
Batch# 1350736 DEEDWARR
11/25/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $623.45
20251125-0094077

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 the 21 day of November, 2025.

Soghrat Soltani

Soghrat Soltani

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 **Soghrat Soltani,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of November, 2025.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jameka Braden, 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 **11/21/25**.

Date

Jameka Braden

Affiant Signature

11/24/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **November**, 2025.

Lisa K R Wagner

Notary's Signature

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: Oct. 21, 2028

Date

Notary's Seal (if on paper)