WARRANTY DEED

B-ELAM-26-2822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1374530
02/02/2026 08:12:26 AM
Fees: $13.00 Taxes: $469.90

Davidson County
DEEDWARR
2 pgs

20260202-0006773

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Babar Shah	**New Owner**	
(NAME) **504 Sands Ct**	(NAME)	**136-10-0A-012.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **KELLEY LYNN WHITE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BABAR SHAH, MARRIED,** 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:

The following described lot, piece or parcel of land and improvements thereon to wit:

A certain Condo Apartment in Davidson County, Tennessee, being Unit #63A Kit 63 in a Horizontal property regime as shown on the condo site plan 2, Priest Lake Forest of record in Book 5800, Page 157, Register's Office for Davidson County, Tennessee, to which plat and record thereof are incorporated here and made a part hereof by reference.

Being the same property conveyed to Lynda Sue White by Warranty Deed from Wells Fargo Bank, NA of record in Instrument No. 20070517-0059020 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 17, 2007.

Being the same property conveyed to Kelly Lynn White by Quitclaim Deed from Lynda Sue White of record in Instrument No. 20230925-0074989 Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on September 25, 2023.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 157, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5931, Page 645, Book 6021, Page 101, Book 6021, Page 102, Book 6108, Page 18, Book 6199, Page 270, and in Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6021, Page 99, Book 6021, Page 101, and Book 6021, Page 107, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee.
- HOA Common Area Deed of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2822 Lake Forest Dr, Nashville, Tennessee 37217**.

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 22nd DAY OF JANUARY, 2026.

Kelley Lynn White

Kelley Lynn White

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY LYNN WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 01/22/26.

Affiant Signature

January 26, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 26th day of January, 2026.