THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153295**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2026. Notary Public My Commission Expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1386078
02/26/2026 01:59:00 PM
Fees: $13.00 Taxes: $1,328.30

Davidson County
DEEDWARR
2 pgs

20260226-0015368

WARRANTY DEED

Address New Owner: Viral Vibhakar and Anil Mehra 119 Mason Ave, 205 Nashville TN 37203	Send Tax Bills To: 4172 Royal Mews Cir. Naperville, IL 60564	Tax Information: Tax Parcel ID No. 104 02 3P 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Cash Sanders, Jr., Trustee of the William Cash Sanders, Jr. Revocable Living Trust dated September 21, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anil Mehra, as to an undivided 70% interest, and Viral Vibhakar, as to an undivided 30% interest, as tenants in common with no right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 205 as depicted on Exhibit "B" of the First Amendment to Declaration for 119 MASON AVENUE CONDOMINIUM as filed in Instrument No. 20210830-0116345, amending the Declaration of Covenants, Conditions and Restrictions for 119 MASON AVENUE CONDOMINIUM, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171005-0102455, together with an undivided interest in the common elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Cash Sanders, Jr, Trustee of William Cash Sanders, Jr. Revocable Living Trust Dated September 21, 2018, by Special Warranty Deed from Mason Avenue LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210929-0130752, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021, and recorded on September 29, 2021. Also see Scrivener's Affidavit of recorded in Instrument No. 20220111-0003364, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page 82 and Revising the Plat Book 161, Page 47.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 119 MASON AVENUE CONDOMINIUM of record in Instrument No. 20171005-0102455, as Amended in Instrument No. 20210830-0116345; also subject to easements, rights and interests in favor of other unit owners, and 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170323-0028270.

Easement for Right-of-Way, recorded in Instrument No. 20190628-0062918.

Charter for 119 Mason Avenue Homeowners Association, Inc., recorded as Instrument No. 20171006-0102640.

This is improved property located at 119 Mason Ave, 205 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrant that this instrument is effective as of the 23rd day of February, 2026.

William Cash Sanders, Jr. Revocable Living Trust dated September 21, 2018

By: William Cash Sanders, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Cash Sanders, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the William Cash Sanders, Jr. Revocable Living Trust dated September 21, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19 day of February, 2026.

Notary Public
My Commission Expires: 7/7/2027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY