Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1386490 DEEDWARR
02/27/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260227-0015644

39-B
File #26-1046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bavani Wanar Rajah and William Milton, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andres Arrieta and Jessica Higginbotham, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B as shown on the Plan of 1628 Chase Street Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1628 Chase Street Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20160216-0014299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bavani Wanar Rajah, a single woman, and William Milton, a single man, joint tenants with right of survivorship by Warranty Deed from Christopher Nathan and Amy Nathan, husband and wife of record in Instrument No. 20230724-0056822 Register's Office for Davidson County, Tennessee, dated July 18, 2023 and recorded on July 24, 2023. The Grantor's are now married to each other.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1626 A Chase Street, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Andres Arrieta **Jessica Higginbotham** **1626 A Chase Street** **Nashville, TN 37216**	**New Owner**	**072-10-0W-002.00**

WITNESS THE EXECUTION HEREOF this 25th day of February, 2026.

Bavani Wanar Rajah

William Milton

State of Illinois)
County of Cook)

On this 25th day of February, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bavani Wanar Rajah and William Milton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8.17.2026

"OFFICIAL SEAL"
Lenora C Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 540,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of February, 2026.

Notary Public

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Certificate of Authenticity

I, Ryan Lux, 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 **February 25, 2026**.

Date

Affiant Signature

02/25/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

