Karen Johnson Davidson County
Batch# 1403633 DEEDWARR
04/09/2026 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20260409-0028736

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-38188-26

WARRANTY DEED

GEORGIANNA BROOKS NEWTON
Notary ID #132516348
My Commission Expires
June 10, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Kartik Saha + Rina Saha
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of April ,2026

NOTARY PUBLIC

My commission expires: 6/10/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio &Taquisha K. Bryant 3206 Cedar Ridge Road Nashville, TN 37214	Same address as new owner	108-08-0-214.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY TWO THOUSAND AND 00/100 Dollars ($272,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KARTIK SAHA AND RINA R. SAHA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTONIO BRYANT AND TAQUISHA K. BRYANT, HUSBAND AND WIFE** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197-B on the Plan of Zone Lot Division, Lots 196 & 197, Section 2, Larchwood, of record in Book 5800, page 258, amending Book 5200, Pages 207 and 208, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kartik Saha and Rina R. Saha, husband and wife, as joint tenants with right of survivorship and not as tenants in common, from Kartik Saha, a married man and joined by his spouse Rina R Saha, by Quitclaim Deed dated July 14, 2010, and recorded July 26, 2010, in Instrument Number 20100726-0058412, said Register's Office.

Being the same property conveyed to Kartik Saha, a married man, from Andrea K. Cope, an unmarried person, by Warranty Deed dated January 4, 2006, and recorded January 11, 2006, in Instrument Number 20060111-0004502, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3206 Cedar Ridge Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7 day of April, 2026

GRANTOR(S)

Kartik C. Saha
Kartik Saha

Rina R. Saha
Rina R. Saha

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, a Notary Public, Kartik Saha and Rina R Saha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of April, 2026.

Notary Public

GEORGIANNA BROOKS NEWTON
Notary ID #132516348
My Commission Expires
June 10, 2028

Georgianna Brooks-Newton
Printed Notary Name

My commission expires: 6/10/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 7, 26 (date of document).

Jennifer Pennell

April 8, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 8, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal