WARRANTY DEED

Karen Johnson Davidson County
Batch # 1408908 DEEDWARR
04/21/2026 09:38:12 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20260421-0032571

LL-KAS-25-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY SEAL: MELISSA HAWKINS, STATE OF TENNESSEE NOTARY PUBLIC, ROBERTSON COUNTY, MY COMMISSION EXPIRES MAY 23, 2028

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Prachi Naik and Dhruv Merchant	New Owner	
(NAME)	(NAME)	**108-12-0B-062.00-CO**
2201 S. Ashford Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **2201 S ASHFORD CT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRACHI NAIK AND DHRUV MERCHANT,** * 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:

*, a married couple, as joint tenants with full right of survivorship

The following described tract or parcel of land, to wit:

Being Lot No. 41 on the Plan of Harborview, Phase 1-A, Section 2, of record in Plan Book 6900, Page 756, Register's Office for said County, to which plan reference is hereby made for page description.

Being the same property conveyed to 2201 S Ashford CT, LLC, a Tennessee Limited Liability Company by Warranty Deed from William Troy Luttrell, Single of record in Instrument No. 20250708-0053480 Register's Office for Davidson County, Tennessee, dated June 30, 2025 and recorded on July 08, 2025.

This conveyance is subject to:

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26 as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, and Book 7522, Page 345, Register's Office for Davidson County, Tennessee.
- By-Laws of Harborview at Cheswicke Homeowners Association of record in Book 7471, Page 62 and 10316, Page 891 and Book 8263, Page 540 in the Register's Office for Davidson County, Tennessee.
- Charter of Harborview at Cheswicke Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, and Book 8263, Page 555, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Harborview of Cheswicke Homeowners Association of record in Book 8297, Page 376 and Book 9108, page 73, in the Register's Office for Davidson County, Tennessee.
- Harborview at Cheswicke Association, Inc., Rules and Regulations of record in Instrument Number 20160523-0050983, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage to Feltxof record in Book 5856, Page 80, Book 5856, page 84, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6147, Page 886 and Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in deed, of record in Book 5658, page 984, Registers Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8068, Page 723, 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: **2201 S. Ashford Court, Nashville, Tennessee 37214**.

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 27 DAY OF JANUARY, 2026.

2201 S Ashford Ct LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 2201 S ASHFORD CT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of January, 2026.

_____
Notary Public
My Commission Expires: 5/16/25
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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