Karen Johnson Davidson County
Batch# 1411073 DEEDWARR
04/24/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260424-0034905

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-8680-AP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2026.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Mahtani Roxy Mahtani 592 Highcrest Drive Nashville, TN 37211	Legends Bank 310 North First Street Clarksville, TN 37040	147-14-0-035

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joel J. Weber and Taylor R. Weber, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Samuel Mahtani and Roxy Mahtani, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 229, Plan of Whispering Hills, Section II-A, according to survey and plat of same appearing of record in Book 2331, page 132, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel J. Weber and Taylor R. Weber, husband and wife by Warranty Deed from Ryan Ronald Shelton and Megan Cherie Shelton, husband and wife, dated September 16, 2022, recorded September 16, 2022, of record in Instrument No. 20220916-0103641, Register's Office for Davidson County, Tennessee.

This is improved property located at: 606 Watsonwood Drive, Nashville, TN 37211

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2026

GRANTOR:

Joel J. Weber

Taylor R. Weber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel J. Weber and Taylor R. Weber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of April, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 04-23-2026.

Affiant Signature

04-23-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-23-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

