Karen Johnson Davidson County
Batch# 1411510 DEEDWARR
04/24/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260424-0035622

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64440
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Turlington Page Seay 3912 Elkins Avenue Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09116032400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sanjiv B. Gokhale and wife, Hemalatha S. Gokhale**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Turlington Page Seay, single** 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 Lot No. 7 of Block 20, on the plan of charlotte Park Co's. Second Addition of record in Book 57, pages 160 & 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sanjiv B. Gokhale and wife, Hemalatha S. Gokhale by Special Warranty Deed from Capital Bank, successor by merger to GreenBank, dated March 15, 2012 and recorded on March 16, 2012, of record in Instrument No. 20120316-0022837, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 160 and 161, said Register's Office. Restrictive Covenants for Detached Structure of record in Instrument No. 20220726-0085453, said Register's Office.

This is improved property, known as 3912 Elkins Avenue, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2026.

Sanjiv B. Gokhale

Hemalatha S. Gokhale

State of Tennessee

County of Davidson

On this 24th day of April, 2026, before me the undersigned authority, personally appeared Sanjiv B. Gokhale and Hemalatha S. Gokhale, 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2026.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 24, 2026.

Affiant Signature

April 24, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of April, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028