WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1414043
05/01/2026 10:14:52 AM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20260501-0038791

File #26-TC-0511-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/30/29

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Donovan Thiel and Jeorgi Thiel	NEW OWNER	
(NAME)	(NAME)	**134 01 0 073.00**
511 Catalina Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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,

HARBANS S. DEOL AND WIFE, TEJINDER K. DEOL,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DONOVAN THIEL AND JEORGI THIEL, HUSBAND AND WIFE,

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:

Land in the 2nd Civil District of Davidson County, Tennessee, lying East of Catalina Drive, as located on the Plan of CURREYWOOD ACRES, of record in Book 2133, Page 109, Register's Office for Davidson County, Tennessee, and being known as Lot "G" on the unrecorded plan of Curreywood Acres, Section II, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the East margin of Catalina Drive, at the Northwest corner of Lot 46 on the Plan of Curreywood Acres, Section I; thence with the margin of said Drive N. 2 degrees 45 minutes East 100.0 feet to a corner of Lot "F"; thence with the line between Lots "F" and "G", Easterly 215.0 feet to a point; thence Southerly 100.6 feet, more or less, to a point in the North line of Lot No. 46, said Curreywood acres; thence with the line between Lots "G" and 46, North 87 degrees 30 minutes West 215.0 feet to a point which is the point of beginning.

Being the same property conveyed to Harbons S. Deol and wife, Tejinder K. Deol, by Warranty Deed from Douglas A. Schoenrock and wife, Lee Ann Schoenrock, of record in Book 7955, Page 726, in the Register's Office of Davidson County, Tennessee, dated May 11, 1989, and recorded on October 05, 1989. Harbans S. Deol was erroneously spelled as Harbons S. Deol. Harbans S. Deol and Harbons S. Deol are one and the same.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, CURREYWOOD ACRES, as recorded in Book 2133, Page 109.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 511 Catalina Drive, Nashville, TN 37217.

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 30th day of April, 2026.

Harbans S. Deol

Harbans S. Deol

Tejinder K. Deol

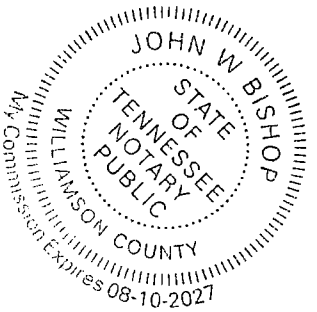
Tejinder K. Deol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Harbans S. Deol, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Tejinder K. Deol, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2026.

Notary Signature
My commission expires:

