Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1415168
05/04/2026 10:30:45 AM
Fees: $23.00 Taxes: $906.50
Davidson County
DEEDWARR
4 pgs
20260504-0039378

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2026.

Notary Public
My commission expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bethany2026, LLC 295 Plus Park Blvd #202 Nashville, TN 37217	Bethany2026, LLC 15 Tanglewood Ln Freeport, NY 11520	119-03-0B 066.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PARAS METALIYA AND DHARA KAGALWALA, TRUSTEES OF THE METALIYA-KAGALWALA REVOCABLE LIVING TRUST AND KRUPAL PATEL AND BHAVNISHA PATEL, TRUSTEES OF THE PATEL REVOCABLE LIVING TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BETHANY2026, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 202, as established in Declaration of Covenants, Conditions and Restrictions for 293 and 295 Plus Park Boulevard, Establishing a Condominium being known as Bradford Flats Condominium, of record at Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office of Davidson, Tennessee, with Plat attached thereto as Exhibit "B" to which reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 293 and 295 Plus Park Boulevard, Establishing a Condominium being known as Bradford Flats Condominium contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220222-0019981, as amended, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Paras Metaliya and Dhara Kagalwala, Trustees of the Metaliya-Kagalwala Revocable Living Trust and Krupal Patel and Bhavnisha Patel, Trustees of the Patel Revocable Living Trust, as tenants in common, by deed dated 08/09/2024, from Sai Dada, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240813-0061547, as corrected in Instrument No. 20241210-0095985, Register's Office for said County.

Also being the same property conveyed to Sai Dada, LLC, a Tennessee Limited Liability Company, by deed dated 12/22/2022, from Dill Property Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221228-0133007, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 295 Plus Park Blvd #202, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of April, 2026.

Metaliya-Kagalwala Revocable Living Trust

BY: Paras Metaliya Signed with Stavvy
Paras Metaliya, Trustee

BY: Dhara Kagalwala Signed with Stavvy
Dhara Kagalwala, Trustee

STATE OF Tennessee
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paras Metaliya and Dhara Kagalwala, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, Metaliya-Kagalwala Revocable Living Trust, and that they, as such trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Paras Metaliya and Dhara Kagalwala as such trustees.

Witness my hand and official seal this 30th day of April, 2026

Justin Mooneyham Signed with Stavvy
Notary Public

My Commission Expires: 4/17/2028

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Patel Revocable Living Trust

BY: Krupal Patel
Signed with Stavvy
Krupal Patel, Trustee

BY: Bhavnisha Patel
Signed with Stavvy
Bhavnisha Patel, Trustee

STATE OF Tennessee
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Krupal Patel and Bhavnisha Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, Patel Revocable Living Trust, and that they, as such trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Krupal Patel and Bhavnisha Patel as such trustees.

Witness my hand and official seal this 30th day of Apri, 2026.

My Commission Expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Benjamin Seamon, 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 4/30/26.

Date

Affiant Signature

4/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026.

Notary's Signature

My Commission Expires: 9-7-26

Date

Notary's Seal (if on paper)

