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

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8766-SL

Karen Johnson Davidson County
Batch # 1416713 DEEDWARR
05/06/2026 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20260506-0040774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Christina D. Yoder
Affiant

Subscribed and sworn to before me, this the 4th day of May, 2026.

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Belinda J. Pack Yoder 110 31st Ave N. Nashville, TN 37203	OWNER	104 02 4C 035.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Suresh Thota and wife, Kavita Rao** (individually and/or collectively, "Grantor"), transfer and convey unto **Belinda J. Pack Yoder, a single person** (individually and 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 Unit 505, together with the appurtenant interest in the common elements of THE WEST END, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974 and further amended in Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700, Instrument No. 20230313-0017703 and Instrument No. 20251216-0100079 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 131 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Suresh Thota and wife, Kavita Rao, by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20100218-0012568, Register's Office of Davidson County, Tennessee, dated February 18, 2010 and recorded on February 18, 2010.

This is improved property located at: **110 31st Ave N., 505, Nashville, TN 37203.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 4th day of May, 2026

GRANTOR:

Kavita Rao

Suresh Thota

STATE OF TENNESSEE
COUNTY OF Madison

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kavita Rao and Suresh Thota, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2026.

Tara Skinner
Notary Public
My Commission expires: 02/26/28

TARA SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY