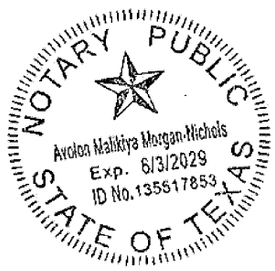
Karen Johnson Davidson County
Batch# 1419391 DEEDWARR
05/12/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260512-0042720

WARRANTY DEED



File No. TN-26-430

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Harmeli Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Magesh Giri	(NAME) NEW OWNER	103-12-0A-034-00
(ADDRESS) 1827 Lanceford Court	(ADDRESS)	
(CITY) (STATE) (ZIP) Franklin, TN 37067	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **American Consulting Corporation, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magesh Giri, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 411, The Harding House, a Condominium, of record in Book 4675, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to American Consulting Corporation by Clerk and Master Deed from Barbara Alice West Sloan and Sherry Constance Sloan dated 12/03/2025 and recorded 11/02/2020 in Instrument Number 20251203-0096030, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 4200 West End Avenue, apt 411, Nashville, TN 37205.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30 day of April, 2026.

American Consulting Corporation, a Tennessee Corporation

By: Dale Hire, Authorized Agent

Dale Hire, Authorized Agent

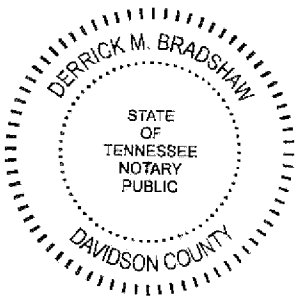
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Dale Hire, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of American Consulting Corporation the within named bargainor, a Tennessee Corporation, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Authorized Agent

Witness my hand this 30 day of April, 2026.

NOTARY PUBLIC

My commission expires: 1-24-2028



Certificate of Authenticity

I, Sharmili Pandit, 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 04/30/2026.

Date

Affiant Signature

04/30/2026

Date

State of Texas

County of Dallas

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

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS