Karen Johnson Davidson County
Batch# 1422017 DEEDWARR
05/19/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,559.40
20260519-0044834

WARRANTY DEED

File No. EM-26-1948

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $962,000.00

Amanda Akew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Manpreet Bindra and Jasminder Singh Bindra	Manpreet Bindra and Jasminder Singh Bindra	
(NAME) 5515 Country Dr. #27	(NAME) 5515 Country Dr. #27	071-14-2I-001.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN 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, **1207 A Brick Church LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manpreet Bindra, a single man and Jasminder Singh Bindra, a married man, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennesse, being Unit A on the Plan of Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in instrument No. 20210122-0009466, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to Jonathan Diedrich, an unmarried man and Gary Laskowski, a married man by Warranty Deed from D&M Development, LLC, a North Dakota Limited Liability Company of record in Instrument No. 20230721-0056184 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 21, 2023.

Being the same property conveyed to 1207 A Brick Church LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jonathan Diedrich, an unmarried man, and Gary Laskowski, a Married man Whose Spouse Has no Interest of record in Instrument No. 20230725-0057423 Register's Office for Davidson County, Tennessee, dated July 24, 2023 and recorded on July 25, 2023.

This is property more commonly known as 1207 Brick Church Pike, #A, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of May, 2026.

1207 A Brick Church LLC, a Tennessee
Limited Liability Company

By:_____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of 1207 A Brick Church LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 1207 A Brick Church LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Agent of 1207 A Brick Church LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 4th day of May, 2026.

Emily Manno
Notary Signature

Printed Name: Emily Manno

My commission expires:_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 4. 2026

Affiant Signature

18th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028