Karen Johnson Davidson County
Batch# 1423269 DEEDWARR
05/20/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $908.35
20260520-0045687

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $245,500.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Matthew J. Bochniak	**Wilson Bank & Trust**	**10803021900**
1119 Cabana Dr	**207 Legends Dr**	
Nashville, TN 37214	**Lebanon, TN 37087**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Harshpreet Singh and Smiksha Narula, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Bochniak, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 92-B, Zone Lot Division, Lot Nos. 87-92, of Patio Villa, Section Four, of record in Plat Book 5200, Page 632, as amended in Plat Book 6900, Page 538, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harshpreet Singh and Smiksha Narula, husband and wife, by Warranty Deed from BZ Capital Group, LLC, dated August 15, 2019, of record in Instrument No. 20190823-0084845, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1119 Cabana Dr, Nashville, TN 37214.

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 in 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.

Harshpreet Date: 05/15/2026
Harshpreet Singh

Smiksha Narula Date: 05/15/2026
Smiksha Narula

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, a Notary Public of said County and State, Harshpreet Singh and Smiksha Narula, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2026.

JESSICA ARBOLEDAZAPATA
Notary Public, State of New Jersey
Commission # 50221311
My Commission Expires Apr 26, 2029

NOTARY PUBLIC

My Commission Expires: 04-26-29

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 5/15/26 (date of document).

Affiant Signature

5/20/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

