Karen Johnson Davidson County
Batch# 1432640 DEEDWARR
06/11/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,471.60
20260611-0052934

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454207**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $668,000.00. Brenda Norton Affiant Subscribed and sworn to before me, this 19th day of May, 2026. Rebecca Moss Notary Public My Commission Expires: 6.29.27

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Avinash Krishna Patri 302 Sylvan Park Lane Nashville TN 37209	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 104-01-0F-037.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madison Kathryn White and Kevin Nelson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Avinash Krishna Patri, unmarried man**, ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 37, on the Horizontal Property Regime for West End Station Condominiums, as recorded in the Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057; Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MADISON KATHRYN WHITE, by deed from VIRGINIA M. WILSON, of record in Instrument No. 20161011-0107497, dated October 7, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-01-0F-037.00 CO..

Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and in Instrument No. 20090825-0080074, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070425-0049064 and Instrument No. 20080505-0045999, said Register's Office.
Sanitary Sewer Easement of record in Book 1851, page 222, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage and Access Easement of record in Instrument No. 20070425-0049073, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20080421-0040206 and Instrument No. 20080505-0046041, said Register's Office.

This is improved property located at 302 Sylvan Park Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of May, 2026.

Madison Kathryn White

Kevin Nelson

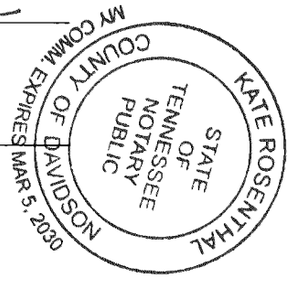
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madison Kathryn White and Kevin Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 5/19/2026 (**date of document**).

Affiant Signature

5/27/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 27th day of May, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029