Karen Johnson Davidson County
Batch# 1438685 DEEDWARR
06/26/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260626-0058193

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2026

Notary Public

Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cynthia Carol Covington 1205 Hope Village Way Hermitage, TN 37076	Same	087-13-0A-003.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Chinmay Pathare, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Carol Covington, unmarried woman

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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 3 of New Hope Village, a horizontal property regime established pursuant to Tennessee. Code Ann. Section 66-27-101 et seq., under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211007-0134975, amended in Instrument No. 20220314-0029616, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said Declaration.

Being the same property conveyed to Chinmay Pathare by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20220922-0105420 Register's Office for Davidson County, Tennessee, dated September 21, 2022 and recorded on September 22, 2022.

Sanjana Bhandari, spouse of Chinmay Pathare, hereby joins in this conveyance for the sole purpose of releasing and conveying any and all marital and homestead rights she may have in and to the above-described property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1205 Hope Village Way, Hermitage, TN 37076

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 so 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.

Dated this the 24th day of June, 2026.

Chinmay Pathare

Chinmay Pathare

Sanjana Bhandari

Sanjana Bhandari

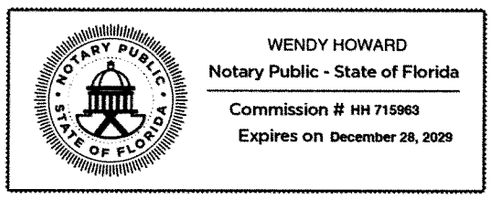
STATE OF Florida
COUNTY OF Pasco

On this 24th day of June, 2026, before me personally appeared Chinmay Pathare and Sanjana Bhandari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. verified ID using DRIVER LICENSE

Witness my hand, at office, this 24th day of June, 2026.

Wendy Howard

Notary Signature
My commission expires:12/28/2029



Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 24, 2026.

J. Carlton Drumwright

June 24, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 24, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY