This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1450419 DEEDWARR
07/22/2026 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20260722-0066297

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $500,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20 Day of July, 26.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Paras Kapoor
4155 Magnolia Farms Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Paras Kapoor
4155 Magnolia Farms Drive
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 086130A19300CO

WARRANTY DEED
26NT01404

Effective the 20 Day of July, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ansley B. Sharpe, an unmarried woman, and Kaden J. Moore, an unmarried man, as joint tenants with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Paras Kapoor, a married person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 193 on the CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS PHASE 2 - SECTION 3, of record in Instrument No. 20190718-0070556, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ansley B. Sharpe, an unmarried woman, and Kaden J. Moore, an unmarried man, as joint tenants with right of survivorship from Jennifer Black, f/k/a Jennifer Shin and Elijah Black, a married couple, and Hyun Shin, by Warranty Deed dated 01/03/2025 and recorded 01/06/2025 in Instrument No. 20250106-0000778, Register's Office of said County.

Being the same property conveyed to Jennifer Shin, an unmarried woman and Hyun Shin, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200721¬-0079706, in the Register's Office of Davidson County, Tennessee, dated July 20, 2020 and recorded on July 21, 2020.

This is an improved property commonly known as: 4155 Magnolia Farms Drive, Hermitage, TN 37076-1638

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20 day of July, 26

Ansley B. Sharpe
State of TN)
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ansley B. Sharpe** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 20 day of July, 26

Kaden J. Moore
State of TN)
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kaden J. Moore** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-20-26 (date of document).

Affiant Signature

7-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027