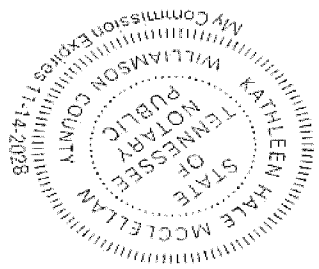
Karen Johnson Davidson County
Batch# 1463073 DEEDWARR
08/25/2026 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,382.80
20260825-0078600

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,000.00.

W. Mitchell Cone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

29th

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
W. Mitchell Cone, Trustee of the Harpeth Trace Trust, dated 07/27/2021	New Owner	117-03-0K-002.00-CO
(NAME)	(NAME)	
2102-B Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Forty-Four Thousand And No/100 Dollars ($644,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SURESH MAHAJAN AND LORI MAHAJAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. MITCHELL CONE, TRUSTEE OF THE HARPETH TRACE TRUST, DATED 07/27/2021,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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, Tennessee, described as follows, to-wit:

Being Unit No. 2102A as shown on Exhibit B in the Declaration and Master Deed for The Gracie Park Townhomes of record as Instrument No. 20051109-0135780, as amended in Instrument No. 20051130-0143882, re-recorded in Instrument No. 20060412-0042048, and lying within Lot No. 13 on the Plan of Sharon Hill Circle of record in Plat Book 1424, page 115 and of The Gracie Park Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of The Gracie Park Townhomes of record in Instrument No. 20051109-0135780, as amended in Instrument No. 20051130-0143882, re-recorded in Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suresh Mahajan and Lori Mahajan, husband and wife by Warranty Deed from Thomas Bratcher, Trustee of the Steven Young Irrevocable Trust dated December 12, 2017 of record in Instrument No. 20210420-0052711, Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on April 20, 2021.

(**Note: Property address 2102-B Sharondale Drive is known as physical Unit No. 2102A per 2006 re-recorded amendment and the assessor's records.**)

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 2102-B Sharondale Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 our hands this 18 day of August, 2026.

Suresh Mahajan

Lori Mahajan

STATE OF ~~TENNESSEE~~ O.K. Ohio
COUNTY OF ~~WILLIAMSON~~ Cuyahoga O.K.

On this 18 day of August, 20 26, before me personally appeared Suresh Mahajan and Lori Mahajan, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: May 3, 2030

(SEAL)



OLGA KRIL
Notary Public
State of Ohio
My Comm. Expires
May 3, 2030

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-18-2026.

Date

Affiant Signature

8/18/26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

