Warranty Deed

Karen Johnson Davidson County Batch# 1470633 DEEDWARR 09/09/2026 02:29:30 PM 3 pgs Fees: $18.00 Taxes: $1,180.30 20260909-0083710	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,000.00 Affiant Subscribed and sworn to before me, this the 11th day of August, 2026. Notary Public My commission expires: 9/16/2028

AMY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Ver Beek	New owner	103-08-0B-401.00-CO
401 Sloan Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEIL DILIP AMIN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB VER BEEK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 401 of Building "C" on the Plan of Parklane Condominiums, Phase IV, as shown as Exhibit "B" to the Master Deed of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, and to which exhibit to the Master Deed reference is hereby made for a more complete description thereof.

Being the same property conveyed to Neil Dilip Amin, an unmarried man by Warranty Deed from Whitney A. Gutgsell, an unmarried woman of record in Instrument No. 20200306-0025347 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 401 Sloan Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2026.

Neil Dilip Amin

Neil Dilip Amin

STATE OF Nevada
COUNTY OF CLARK

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Neil Dilip Amin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2026.

Mahaalyel Hughes MAHAALYEL HUGHES
Notary Public

My Commission Expires: 08/25/2027

MAHAALYEL HUGHES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-3464-01
Expires August 25, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Lacey Chumley, 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

August 11, 2026.

Date

Lacey Chumley

Affiant Signature

Septmber 3, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of **September**, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON