Karen Johnson Davidson County
Batch# 309320 DEEDWARR
10/31/2019 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20191031-0112168

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922935**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $273,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2019. WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 10-2-23

WARRANTY DEED

Address New Owner: Noosha Camille Kamtarin 1426 Beech Grove Way Nashville TN 37211	Send Tax Bills To: Highlands Residential Mortgage 12001 N Central Expressway # 750 Dallas TX 75243	Tax Information: Tax Parcel ID No. 161-06-0A-124.00-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, **Charles M. VelDink and Allyssa Rae VelDink, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Noosha Camille Kamtarin**, ("Grantee"), her 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. 124 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles M. VelDink and Allyssa Rae VelDink, husband and wife by Quitclaim deed from Charles M. Veldink, a married man of record in Instrument No. 20190415-00034029 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 15, 2019.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Stormwater Detention Agreement of record in Instrument Number 20070205-0014422, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1426 Beech Grove Way Nashville TN 37211

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, Grantors have executed this instrument on this 30th day of October, 2019.

Charles M. VelDink

Allyssa Rae VelDink

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles M. VelDink and Allyssa Rae VelDink, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

