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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191224194**<br><br>Karen Johnson Davidson County<br>Batch# 350544 **DEEDWARR**<br>01/30/2020 09:37:17 AM 2 pgs<br>Fees: $13.00 Taxes: $1,387.50<br>20200130-0011042 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of January, 2020.<br><br>Notary Public<br>My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021 |

## WARRANTY DEED

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| Address New Owner:<br>Gurbachan Singh Khosa and<br>Dianna Lynn Khosa<br>4420 Janefield Way<br>Nolensville TN 37135 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>187090A21800CO |

**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, **Kelli Queen and Richard J. Resendes, Jr., husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gurbachan Singh Khosa and Dianna Lynn Khosa, husband and wife**, ("Grantees"), its 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 Lot No. 218 as shown on the plan of Burkitt Village, Phase 1, Section 2, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Kelli Queen and Richard J. Resendes, Jr., wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 5th day of April, 2016 in Instrument No. 20160405-0032642, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT VILLAGE, PHASE 1, SECTION 2, as recorded in Instrument No. 20141002-0090861, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20130717-0074035 and Supplemented at Instrument No. 20140310-0020071, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20140814-0073542, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.

Easement for Inspection & Maintenance Agreement for Private Stormwater Management Facilities, recorded in Instrument No. 20150626-0061523, in the Register's Office of Davidson County, Tennessee.

Easement in favor of Global Acquisitions recorded at Instrument No. 20140509-0039932, in the Register's Office of Davidson County, Tennessee.

Assignment of Lease (Global Acquisitions) recorded at Instrument No. 20140509-0039933, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4420 Janefield Way Nolensville TN 37135

**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**, Grantor has executed this instrument on this 24th day of January, 2020.

Kelli Queen by [signature], Attorney in Fact

Kelli Queen
By: Will Chapman, Attorney in Fact

Richard J. Resendes, Jr. by [signature], Attorney in Fact

Richard J. Resendes, Jr.
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kelli Queen and Richard J. Resendes, Jr. and that he is authorized by Kelli Queen and Richard J. Resendes, Jr. to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of January, 2020,

[signature]
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021