Karen Johnson Davidson County
Batch# 428507 DEEDWARR
06/30/2020 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20200630-0070661

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Kim Abate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2020.

Jill L Swicegood
Notary Public
MY COMMISSION EXPIRES: 7/9/2022
File No. G20-9134

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Stuart and Ruth Stuart (NAME)	New Owner (NAME)	180-4-A-181 CO
2328 Forest Lake Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jonathan Lim Dhillon and Rebekah Sheen Allen-Dhillon, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Stuart and Ruth Stuart, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Six, Highland Creek, RS-10 Subdivision- Cluster Lot Option of record in Plat at Instrument No. 20160725-0076246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Lim Dhillon and wife, Rebekah Sheen Allen-Dhillon by Deed dated July 10, 2017 from Domus Builders, LLC, recorded July 13, 2017, in Instrument Number 20170713-0070662, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 11568, page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
2. Bylaws in Book 11568, page 301, Register's Office for Davidson County, Tennessee.
3. Common Area conveyed to HOA in Instrument No. 20031014-0151693 & 20041229-0153516 & 20160808-0081891, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement in Book 11338, page 738, Register's Office for Davidson County, Tennessee.
5. Easement for ingress/egress in Book 5266, page 40, Register's Office for Davidson County, Tennessee.
6. Easements for sanitary sewers/storm drainage in Book 10569, page 732 & Instrument No. 20011220-0140680 & Book 10316, page 569 and Book 10419, page 470, Register's Office for Davidson County, Tennessee.

7. Easement for landscape and irrigation in Instrument No. 20000622-062243, said Register's Office.
8. Temporary easement agreement in Instrument No. 20000622-0062242, said Register's Office.
9. Access easement agreement in Instrument No. 20161220-0133611, said Register's Office.
10. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20160725-0076246, Register's Office for Davidson County, Tennessee.
11. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2328 Forest Lake Drive, Nashville, TN 37211.

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, 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 25th day of June, 2020.

X _____
Jonathan Lim Dhillon

X _____
Rebekah Sheen Allen-Dhillon

STATE OF COLORADO
COUNTY OF Denver

On this 25th day of June, 2020, before me personally appeared Jonathan Lim Dhillon and Rebekah Sheen Allen-Dhillon, 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's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2020.

_____
Notary Signature
My commission expires: 01/17/2023

SHANNON TIFFINI SASSE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194002008
MY COMMISSION EXPIRES JAN 17, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 77843

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

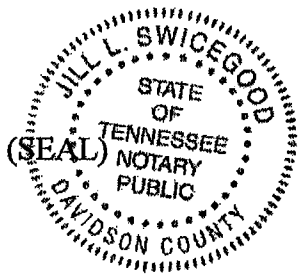
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900