Karen Johnson Davidson County
Batch# 452143 DEEDWARR
08/06/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20200806-0087735

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728446** 825688	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,900.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2020. Notary Public My Commission Expires: July 31, 2023 MICHELLE LEE PERRIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madhu Vrut Singh and Minati Singh 3315 Harpeth Springs Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141 06 0D 096.00

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, **Patrick A. Knuckles, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Minati Singh and Mandu V. Singh, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 96 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick A. Knuckles, a single person, by Warranty Deed from Michael S. Haynes and Brenda C. Haynes, husband and wife, of record in Instrument No. 20180424-0038502, in the Register's Office of Davidson County, Tennessee, dated April 23, 2018 and recorded on April 24, 2018.

Amber Knuckles joins in this conveyance for the purpose of convcying all right, Title, and interest she may have in and to the above described property as Spouse of Patrick A. Knuckles.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverbridge Community, a Planned Unit Development, as recorded in Instrument No. 20030213-0019999.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032 and first amendment recorded in Instrument No. 20050520-0056889.

Easement for Railroad, recorded in Book 1298, Page 244.

Easement for Public Utilities, recorded in Book 7601, Page 415.

Easement for Ingress and Egress, recorded in Instrument No. 20020912-0110994.
Easement for Right of Way, recorded in Instrument No. 20121114-0104692.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

This is improved property located at 3315 Harpeth Springs Drive Nashville TN 37221

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 29th day of July, 2020.

Patrick A. Knuckles
by Kate Rosenthal attorney in fact
Patrick A. Knuckles
BY: Kate Rosenthal, Attorney-in-fact

Amber Knuckles
by Kate Rosenthal attorney in fact
Amber Knuckles
BY: Kate Rosenthal, 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Patrick A. Knuckles and Amber Knuckles and that she is authorized by Patrick A. Knuckles and Amber Knuckles to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of July, 2020.

Notary Public
My Commission Expires: 3/7/23

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

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) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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