THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627958

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 480364 DEEDWARR
09/22/2020 10:31:12 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20200922-0108526

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Sims 3526A Sanford Avenue Nashville TN 37211	New Owner	Tax Parcel ID No. 133 06 0B 001.00

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, **Yasar Chaudhary, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Sim, unmarried,** ("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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sanford Avenue Residences II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170821-0085416 and being shown on Plat attached thereto as Exhibit "C", 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 Yasar Chaudhary, by Warranty Deed from Infinium Builders, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200218-0017536, in the Register's Office of Davidson County, Tennessee, dated February 05, 2020 and recorded on February 18, 2020.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.M. Mincy's Addition to Flatrock, as recorded in Plat Book 547, Page(s) 24.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170821-0085416 and Amendment recorded in Instrument No. 20180921-0093848.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 731, Page 745.

Easement for Shared Driveway, recorded in Instrument No. 20170829-0088448.

This is improved property located at 3526A Sanford Avenue 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, Grantor has executed this instrument on this 18th day of September, 2020.

Yasar Chaudhary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yasar Chaudhary, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2020.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024