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

CRT File No. 200628143

Karen Johnson Davidson County
Batch# 485132 **DEEDWARR**
09/29/2020 11:21:41 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200929-0111979

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

KCN
Affiant

Subscribed and sworn to before me, this 25th day of September, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yasar Chaudhary 2000 Rosemary Lane Nashville TN 37210	New Owner	Tax Parcel ID No. 106 13 0P 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, **William Joseph Furlong and Danielle Lauderdale Furlong, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yasar Chaudhary, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 2000 Rosemary, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2000 Rosemary, a Horizontal Property Regime, of record in Instrument Number 20180329-0029690, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William Joseph Furlong and Danielle Lauderdale Furlong, husband and wife, by Warranty Deed from Build Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190923-0096614, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Woodycrest, as recorded in Plat Book 1835, Page(s) 25.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180329-0029690.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1907, Page 2.

This is improved property located at 2000 Rosemary Lane Nashville TN 37210

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 11th day of September, 2020.

William Joseph Furlong

Danielle Lauderdale Furlong

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Joseph Furlong and Danielle Lauderdale Furlong, 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 11th day of September, 2020.

Notary Public
My Commission Expires: 6/11/22

YURIDEYSI ALONSO
MY COMMISSION # GG 227049
EXPIRES: June 11, 2022
Bonded Thru Notary Public Underwriters