WARRANTY DEED

Karen Johnson Davidson County
Batch# 523986 DEEDWARR
12/03/2020 10:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20201203-0140438

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: JULY 24, 2023 (AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jayasudha Nepoleon	Jayasudha Nepoleon	181 10 0B 020.00
(NAME)	(NAME)	
7302 Autumn Crossing Way	7302 Autumn Crossing Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Rodney Kevin Carpenter, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jayasudha Nepoleon and Nepoleon Duraisamy, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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 37 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rod K. Carpenter and wife, Carol J. Carpenter by Warranty Deed from Centex Homes, a Nevada general partnership, dated 07/27/2006 and recorded 07/31/2006, of record in Instrument 200607310092384, Register's Office for Davidson County, Tennessee. Final Decree of Divorce record in Case No. 15D2226, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Rodney Kevin Carpenter by Quit Claim Deed from Carol Jane Carpenter, dated 03/17/2016 and recorded 04/27/2016, of record in Instrument 201604270040945, Register's Office for Davidson County, Tennessee.

This property was never the marital residence for the Grantor's spouse.

This conveyance is subject to the following: Taxes for 2020 have been paid and prorated as of the day of closing, and assumed by the Grantee herein, taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200510110122364, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200603170030953, Register's Office for Davidson County, Tennessee; Reciprocal Easement Agreement as recorded in Instrument 200504150042176, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement as recorded in Book 4424, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7302 Autumn Crossing Way, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19th day of November, 2020.

Rodney Kevin Carpenter

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Kevin Carpenter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122