THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201232288

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of January, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 559057 DEEDWARR
01/22/2021 01:48:33 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20210122-0010013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer F. Telwar-Daniel and Thomas Ralph Daniel 5153 Fredericksburg Way East Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-03-0A-110.00-CO

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, **Anisa Telwar Kaicker f/k/a Anisa Meriem Telwar, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer F. Telwar-Daniel and Thomas Ralph Daniel, husband and wife**, ("Grantees"), their 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 Lot No. 288 on the Plan of First Revision, Section 5A, Fredericksburg of record in Plat Book 7900, Page 509, as revised in Book 7900, Page 961 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 Anisa Meriem Telwar, married by Warranty deed from Hayden Zaccagni and Amber Zaccagni husband and wife of record in Instrument No. 20130924-0100224 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on September 24, 2013.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Anisa Telwar Kaicker f/k/a Anisa Meriem Telwar, which Power of Attorney is recorded in Instrument Number 20210122-0010012, in said Register's Office.

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 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 405, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of PUD Boundary Plat record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Fredericksburg Homeowner's Association of record in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.

Charter of Fredericksburg Homeowner's Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metro Government of record in Book 7993, Page 269, Book 7851, Page 712, and Book 9607, Page 431, in the Register's Office for Davidson County, Tennessee.

Amenities area of record in Book 9443, Page 538 and amended in Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 9771, Page 545 and Book 10584, Page 134, in the Register's Office for Davidson County, Tennessee.

Grant Easement of record in Instrument Number 20131021-0109635, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5153 Fredericksburg Way East Brentwood TN 37027

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 19th day of January, 2021.

anisa telwar kaicker by A as attorney in fact

Anisa Telwar Kaicker f/k/a Anisa Meriem Telwar
by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, 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 he is the Attorney-in-Fact for Anisa Telwar Kaicker f/k/a Anisa Meriem Telwar and that she is authorized by Anisa Telwar Kaicker f/k/a Anisa Meriem Telwar to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of January, 2021.

Nathan L Powers
Notary Public

My Commission Expires:

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024