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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210434754**<br><br>Karen Johnson Davidson County<br>Batch# 638762 **DEEDWARR**<br>05/18/2021 11:49:49 AM 2 pgs<br>Fees: $13.00 Taxes: $777.00<br>20210518-0066954 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of May, 2021.<br><br>Notary Public<br>My Commission Expires: |

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

## WARRANTY DEED

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| Address New Owner:<br>Samina Wazir<br>593 Bradburn Village Circle<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>164-06-0B-047.00 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, **Cynthia G. Roach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samina Wazir, unmarried**, ("Grantee"), her 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. 47 ON THE PLAN OF THE TOWNHOMES OF BRADBURN VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20060816-0101099, FIRST AMENDMENT IN INSTRUMENT NO: 20070717-0084884, AND AS SHOWN ON EXHIBIT "A-1" IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF BRADBURN VILLAGE OF RECORD IN INSTRUMENT NO. 20070817-0098536, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to CYNTHIA G. ROACH, by deed from VICTORIA PIERRIE, of record in Instrument No. 20150415-0033112 , dated April 10, 2015 , 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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 164-06-0B-047.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060816-0101099, as amended as Instrument Nos. 20070717-0084884, 20070817-0098536, 20121109-0103798 , 20170802-0078538 and 20180226-0017976 said Register's Office.

Right of Way Easement of record in Book 3644, page 317, and Book 3670, page 396, said Register's Office.

Supplemental Right of Way Agreement of record in Book 4579, page 913, said Register's Office.

Transmission Line Easement as set out in the Installment Deed of record in Book 5799, page 662, said Register's Office.

Transmission Line Easement of record as Instrument No. 20020909-0109148, said Register's Office.

This is improved property located at 593 Bradburn Village Circle Antioch TN 37013

**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 14th day of May, 2021.

Cynthia D. Roach

Cynthia G. Roach

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia G. Roach, 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 14th day of May, 2021.

Nathan L Powers

Notary Public

My Commission Expires: _____




My Commission Expires
December 8, 2024