Karen Johnson Davidson County
Batch# 644084 DEEDWARR
05/26/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210526-0071084

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2021.

Notary Public

My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caylyn Harvey and Timothy Harvey	**New Owner**	**093-09-0C-186.00CO**
15 Colonel Winstead		
Brentwood, TN 37022		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ajay Agnihotri, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caylyn Harvey, unmarried and Timothy Harvey, married, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit 1609 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Ajay Agnihotri, unmarried, by Special Warranty Deed, from Laurel Property, LLC, a Delaware limited liability company, dated January 15, 2015, of record in Instrument No. 20150120-0005620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193 and Instrument No. 20191230-0134559, Register's Office for Davidson County, Tennessee.
Deed with Restrictions of record in Instrument No. 20131231-0131305, in the Register's Office for Davidson County, Tennessee.
Art Center Redevelopment Plan Ordinance Bill No. 98-1188 and Amendment No. 2 in BL2002-1063
Art Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092715, Instrument No. 20130903-0092714 and Instrument No. 20140410-0030060, in the Register's Office for Davidson County, Tennessee.

Final Consent for Judgment to State of Tennessee of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
Bill No. 084-571 closing Alley #234
Easement to State of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20140627-0056540, in the Register's Office for Davidson County, Tennessee.
Easements to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1212 Laurel Street, 1609, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 24th day of May, 2021.

Ajay Agnihotri

*Ayushi Agnihotri, spouse of Ajay Agnihotri, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Ayushi Agnihotri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ajay Agnihotri and wife, Ayushi Agnihotri, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2021.

Notary Signature
My commission expires:

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES
JULY 26, 2021

File #: 21-359
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021