Karen Johnson Davidson County
Batch# 651290 DEEDWARR
06/08/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.11
20210608-0076543

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Y-SB-VRES-21-7277-221

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Rose Cherniawski and Aanen Warner Butz	New Owner	
(NAME)	(NAME)	114-08-0C-087.00-CO
7277 Charlotte Pike Unit 221		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **PUJA A. THAKURDAS, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA ROSE CHERNIAWSKI, A SINGLE WOMAN, AND AANEN WARNER BUTZ, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 84, on the Horizontal Property Regime for West Park, Phase 2, Homeowner's Association, Inc., as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Puja A. Thakurdas, a single woman by Warranty deed from Abdelrahman Hussein and Emily Ealey, husband and wife of record in Instrument No. 20160830-0091013 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 30, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040304-0024541, Register's Office for Davidson County, Tennessee.
- Subject to all the matters on the Plan of PUD Boundary Plat of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowner's Association, Inc. with By-Laws appended thereto, of record in Instrument Number 20040304-0024541, amended by Instrument No. 20041221-0151636, Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to West Park Homeowners Association, Inc. of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
- Overhang Easement of record in Instrument Number 20030530-0073233 and Instrument No. 20041112-0136248, in the Register's Office for Davidson County, Tennessee.
- Overhang Easement for electric power lines of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike Unit 221, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 the 2nd DAY OF JUNE, 2021.

Puja A. Thakurdas by Laura Mitchell, Attorney-In-Fact

Puja A. Thakurdas by Laura Mitchell, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202106080076542, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PUJA A. THAKURDAS, and who acknowledged he/she/they executed the same as the free act and deed of the said PUJA A. THAKURDAS.

Witness my hand and official seal, this the 2nd of June, 2021.

Stephanie Dome

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certificate of Authenticity

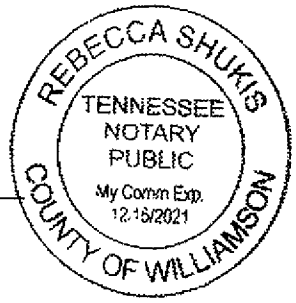
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021