Karen Johnson Davidson County
Batch# 655714 DEEDWARR
06/14/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210614-0079462

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

CRT File No. 210535335

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this ~~7th~~ 10th day of June, 2021.

Notary Public
My Commission Expires: 10/21/2024

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sagar Patel and Samhita Nelamangala 2600 Hillsboro Pike #105 Nashville TN 37212	New owner	Tax Parcel ID No. 117-03-0H-105.00-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, **James D. Crownover and Jacqueline M. Crownover, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sagar Patel and Samhita Nelamangala, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No.105 of The Enclave of Hillsboro Village and described in a Master Deed recorded in Instrument No. 20051005-0119789 and amended in 20060210-0016562 and 20060919-0116052 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit A to the Master Deed Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Enclave of Hillsboro Village contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James D. Crownover and Jacqueline M. Crownover, husband and wife by Warranty deed from Grantland W. Hammond, a married person of record in Instrument No. 20150831-0088364 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on August 31, 2015. (Value of consideration shown in aforementioned deed $359,000.00.) Being also known as 2600 Hillsboro Pike #105 105 Nashville, Tennessee 37212.

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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village, a Condominium Development of

record in Instrument Number 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No. 20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.

Charter of the Enclave at Hillsboro Village Condominium Association, Inc. of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2600 Hillsboro Pike #105 Nashville TN 37212

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, Grantors have executed this instrument on this 7th day of June, 2021.

James D. Crownover

James D. Crownover

Jacqueline M. Crownover

Jacqueline M. Crownover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James D. Crownover and Jacqueline M. Crownover, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2021.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

