Karen Johnson Davidson County
Batch# 663883 DEEDWARR
06/24/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210624-0085799

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 10/12/24
File No. G21-12898

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jayasudha Nepoleon and Nepoleon Duraisamy	New Owner	181-10-0E-090-00
(NAME)	(NAME)	
5312 Missionary Way		
(STREET ADDRESS)	(STREET ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Julie Danielson, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayasudha Nepoleon and Nepoleon Duraisamy, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plat of Phase One, Section Three, High Point, of record as Instrument No. 20120507-0039277, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Julie Danielson, an unmarried woman by Deed dated May 18, 2018, recorded May 21, 2018, in Instrument Number 20180521-0048238, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20120507-0039277, Register's Office for Davidson County, Tennessee.
2. Homeowners Charter of record in Instrument 20100113-0003233, Register's Office for said County.
3. Non-Exclusive Easements of record in Instrument 20080214-0014939 and 20100628-0050273, Register's Office for said County.
4. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 20080309-0020470, Register's Office for said County.
5. Storm Water and Sanitary Sewer Easements of record in Instrument 20090309-0020488; 20110411-0027742; 20090805-0073466 and 20090309-0020517, Register's Office for said County.
6. Grant of Easements to Comcast of record in Instrument 20090714-0065912 and 20170921-0096817, Register's Office for

said County.
7. Restrictions as recorded in Instrument 20110603-0042709; supplemented in Instrument 20120912-0082818 and amended in Instrument 20170811-0082700, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5312 Missionary Way, Brentwood, TN 37027.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 21st day of June, 2021.

× Julie Danielson
Julie Danielson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2021, before me personally appeared Julie Danielson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/21/2021.

Kimberly D Hicks
Affiant
Date: 6/23/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of June, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON