Karen Johnson Davidson County
Batch# 669687 DEEDWARR
07/01/2021 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20210701-0089349

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36388-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2021. Notary Public My Commission Expires:

STEVE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

WARRANTY DEED

Address New Owner: Kenneth Rohrer, Judy Rohrer 123 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** LEGACY HOME LOANS, LLC 3151 WOODSY CREEK DRIVE WHITE HOUSE, TN 37188	**Tax Information:** Map and Parcel No.: 104130F12300CO

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, **SJ Properties, a Tennessee general partnership** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Arthur Rohrer and Judy Rohrer, Husband and Wife.** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Brighton Close, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of June, 2021.

SJ Properties, a Tennessee general partnership

BY: _____ General partner
Pankaj Srivastava, General Partner

BY: _____ General partner
Angeli Jain, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pankaj Srivastava and Angeli Jain, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the General partners of SJ Properties, a Tennessee general partnership, the maker or a constituent of the maker, and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2021.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County Tennessee, Being Unit No. 123 of the Plan of Unit 123, Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property regime of record in Plat Book 7900, Page 564, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SJ Properties, a Tennessee corporation, by Quit Claim Deed from Pankaj Srivastava, married, of record in Instrument No. 20180209-0013239, in the Register's Office for Davidson County, Tennessee, dated January 15, 2018 and recorded on February 09, 2018 and corrected by Scrivener's Affidavit of record in Instrument No. 20210625-0086183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pankaj Srivastava and Angeli Jain, by Warranty Deed from Robert H. Traeger, unmarried, of record in Instrument No. 20160919-0098171, in the Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 19, 2016.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104130F12300CO.
2. All matters appearing on the Plan of record as Plat Book 7900, Page(s) 564, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108; Book 7557, Page 621; Book 7807, Page 500; Book 8561, Page 812; Book 8561, Page 819; Book 8561, Page 824; Book 8561, Page 829; Book 8561, Page 834; Book 8561, Page 839; Book 8561, Page 844; Book 8698, Page 557; Book 9372, Page 356; Instrument No. 20001003-0098148; Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 8273, Page 884, Register's Office for Davidson County, Tennessee.
5. Easement recorded in Book 8670, Page 176, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the 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 7/1/2021 (date of document).

Affiant Signature

7/1/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of July, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025