Karen Johnson Davidson County
Batch# 674852 DEEDWARR
07/12/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $893.55
20210712-0093290

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Uma Panditi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

J-SB-EXP-21-4848-7

**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) |
|---|---|---|
| **Uma Panditi** | | |
| (NAME) **4848 Bevendean Drive #7** | (NAME) New owner | **161-09-0A-089.00-CO** |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) | |
| (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, **CALVIN DIGGS, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UMA PANDITI, AN UNMARRIED WOMAN,** 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. D-7 as set forth in the Master Deed Establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.**

**Being the same property conveyed to Calvin Diggs, Jr., an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20091113-0104885 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on November 13, 2009.**

This conveyance is subject to:
- 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 Brighton Village, Phase 3 of record in Instrument Number 20080117-0005582 as amended in Instrument Number 20080808-0081965 and as corrected by the Instrument of Correction of record as 20110520-0038914, Register's Office for Davidson County, Tennessee.
- Agreement regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement as disclosed by Instruments of record in Book 7233, Page 438 and in Book 7416, Page 47, in the Register's Office for Davidson County, Tennessee.
- Matters shown on Boundary and Topographic Survey of the Zachary Rucker, Sr., Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike and encroachment by a rock wall and concrete driveway onto adjoining property to the south.
- Storm Water Detention Agreement of record in Instrument Number 20061027-0133549 and in Instrument

Number 20071121-0136366, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061027-0133575 and in Instrument Number 20071121-0136402, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20071128-0137905, 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: **4848 Bevendean Drive #7, Nashville, Tennessee 37211**.

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 7 DAY OF JULY, 2021.

Calvin Diggs, Jr.

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~DAVIDSON~~ Stearns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN DIGGS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2021.

Notary Public
My Commission Expires: 01-31-2024
(SEAL)

MICHAEL J ABREGO
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 July 7, 2021.

Tracey Trumphour
Affiant
Date: 7-7-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7 day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY