WARRANTY DEED

Karen Johnson Davidson County
Batch# 694300 DEEDWARR
08/11/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210811-0108107

STATE OF ~~TENNESSEE~~ WISCONSIN
COUNTY OF MILWAUKEE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public PATRICIA LILEK

MY COMMISSION EXPIRES: 11-8-23 Notary Public PATRICIA LILEK

(AFFIX SEAL) State of Wisconsin

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julianna MacKenzie Deal	Atlantic Bay Mortgage Group, LLC	097 02 0A 497.00
(NAME) 1872 Stonewater Drive	(NAME) 600 Lynnhaven Pkwy, Ste 203	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Virginia Beach, VA 23452	
(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 considerations, the receipt of which is hereby acknowledged, **We Chintan A. Desai and Nisha Patel Desai, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julianna MacKenzie Deal, an unmarried woman and Braeden Chance Verble, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 497 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 201601290008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chintan A. Desai and Nisha Patel Desai, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, dated 10/27/2016 and recorded 10/28/2016, of record in Instrument 201610280114038, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 201601290008909, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, and Instrument 201602260018415, Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 4049, Page 395, Register's Office for Davidson County, Tennessee. Easement to the United States of America in Book 4586, Page 242, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 4764, Page 324, Register's Office for Davidson County, Tennessee. Utility Easement of record in Book 7621, Page 276, Register's Office for Davidson County, Tennessee. Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201, Register's Office for Davidson County, Tennessee. Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828, Register's Office for Davidson County, Tennessee. Storm water Drainage Easement Agreement of record in Instrument 201001080001965, and Instrument 200512190152202, Register's Office for Davidson County, Tennessee. Storm Water Drainage and Detention Easement Agreement of record in Instrument 201001080001966, Register's Office for Davidson County, Tennessee. Slope Easement Agreement of

record in Instrument 201001080001968, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 201003010015327, and Instrument 200707130083651, Register's Office for Davidson County, Tennessee. Abandonment of Electric Transmission line easement of record in Instrument 201411030101036, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Villages of Riverwood Homeowner's Association of record in Instrument 201602260018414, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1872 Stonewater Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of August, 2021.

Chintan A. Desai

Nisha Patel Desai

State of WISCONSIN
County of MILWAUKEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chintan A. Desai and Nisha Patel Desai, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of August, 2021.

Notary Public: PATRICIA LILEK
My Commission Expires: 11-8-23

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

PATRICIA LILEK
Notary Public
State of Wisconsin

PATRICIA LILEK

File No.: 1330153
Warranty Deed TN

$3.00 E-RECORDING PAGE FEE

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 Aug 6, 2021.

Tracey Trumphour
Affiant
Date: 8-6-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY