Karen Johnson Davidson County
Batch# 702364 DEEDWARR
08/23/2021 10:07:57 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20210823-0113370

WARRANTY DEED	STATE OF TENNESSEE 2021-744 COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. Inder Raj 8/20/21 (Affiant) Sworn to and subscribed before me this 20 day of August, 2021. My commission expires: 11/14/24 Notary Public

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Navneet S. Majhail and Inder Raj K. Grewal (NAME)	New Owner (NAME)	128-12-0A-194.00CO
320 Old Hickory Blvd 3012 (ADDRESS)	(ADDRESS)	
Nashville TN 37221 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen E. Speyer, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Navneet S. Majhail and Inder Raj K. Grewal, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Parcel 194, Unit No. 3012, Building No. 21, on the Plan of Section 21, Phase ID, on the Plan of EAGLE RIDGE AT THE RESERVE, of record in Exhibit Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 47 to the Master Deed of record in Instrument No. 20040716-0084991, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being all the same property conveyed to Karen E. Speyer, married by deed from Joe T. Carter and wife, Gloria J. Carter of record in Instrument No. 20140530-0046428, Register's Office for Davidson County, Tennessee.

Subject property has not now nor ever have been principal place of residence for the Grantor herein.

For Information Purposes Only - this is improved property commonly known as: 320 Old Hickory Blvd., 3012, Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (8) Taxes for the year 2021, and subsequent years, a lien not yet due and payable, (9) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. Seq, (10) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of Eagle Ridge at the Reserve of record in Instrument No. 2011011-0110875 as amended by Supplement and Amendment No. 47 to the Master Deed, of record in Instrument No. 20040716-0084991, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (11) Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office, (12) Easement Agreement of record in Book 5074, page 945, said Register's Office, (13) Drainage Easement of record in Book 7861, page 559, said Register's Office, (14) Easement for construction and maintenance of a drainage facility granted to the State of Tennessee of record in Book 808, page 534, said Register's Office, (15) Utility Easement granted to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, Register's Office for Davidson County, Tennessee, (16) Grant of Easements to Comcast of record in Instrument Nos. 20140924-0087653 and 20180611-0055669, said Register's Office, and (17) Sanitary Sewer Easement of record in Instrument No. 20000915-0091869 and in Instrument No. 20000720-0071583, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

(SEAL)
Karen E. Speyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2021, before me personally appeared Karen E. Speyer, 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 20th day of August, 2021.

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022