Karen Johnson Davidson County
Batch# 728949 DEEDWARR
10/01/2021 01:34:54 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20211001-0132476

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2021.

TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public
My Commission Expires: 5/22/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Cole 2000 Rosemary Lane Nashville TN 37210	New Owner	Tax Parcel ID No. 106 13 0P 001.00

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, **Yasar Chaudhary, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Cole, an unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 2000 Rosemary, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2000 Rosemary, a Horizontal Property Regime, of record in Instrument Number 20180329-0029690, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Yasar Chaudhary, unmarried, by Warranty Deed from William Joseph Furlong and Danielle Lauderdale Furlong, husband and wife, of record in Instrument No. 20200929-0111979, in the Register's Office of Davidson County, Tennessee, dated September 11, 2020 and recorded on September 29, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Woodycrest, as recorded in Plat Book 1835, Page(s) 25.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180329-0029690.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1907, Page 2.

This is improved property located at 2000 Rosemary Lane Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of September, 2021.

_____ _____

Yasar Chaudhary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yasar Chaudhary, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

_____

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025