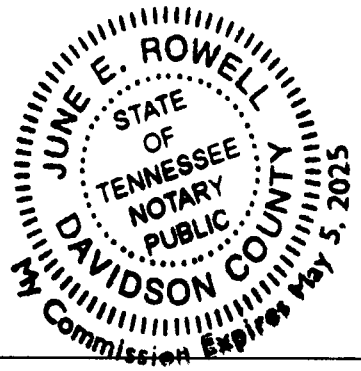
Bor 36

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

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
Michael Cunningham	NEW OWNER	097 02 0A 136.00
(NAME)	(NAME)	
1616 Stonewater Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 774330 **DEEDWARR**
12/15/2021 02:12:36 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20211215-0165912

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, I/we **Bardan Sharma and Unisha Dhakhwa, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Michael Cunningham, an unmarried man and Brooke Bates, an unmarried woman, as joint tenants with full 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. 136 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 201104010025117, Surveyor's Certificate of Correction of record in Instrument No. 201105100035925, and Instrument No. 201207050059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bardan Sharma, an unmarried man by Warranty Deed from Eric Britt and wife, Whitney Sullivan, dated 08/24/2017 and recorded 08/30/2017, of record in Instrument 201708300089116, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 201104010025117, Surveyor's Certificate of Correction of record in Instrument 201105100035925, and Instrument 201207050059091, (2), conditions, easements and restrictions recorded in Instrument 200804080035557, as amended and Supplemented of record in Instrument 201104270032201, Instrument 201404160031645, Instrument 201404160031646, Instrument 201404240034613, Instrument 201404240034614, Instrument 201404240034615, Instrument 201404240034616, Instrument 201404240034617, Instrument 201404240034618, Instrument 201508120080705, Instrument 201709060091483, and Instrument 201805020041808, (3) Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4586, Page 242, (4) Sanitary Sewer and Pumping Station Easement recorded in Instrument 200512190152201, (5) Storm Water Drainage Easement recorded in Instrument 200512190152202, (6) Declaration of Easement for Villages of Riverwood as recorded in Instrument 200812090118828, (7) Stormwater Drainage and Detention Easement Agreement recorded in Instrument 201001080001965, and Instrument 201001080001966, (8) Temporary Slope Easement Agreement of recorded

in Instrument 201001080001967, (9) Slope Easement Agreement recorded in Instrument 201001080001968, (10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument 200707130083651, and Instrument 201003010015327, (11) Quitclaim Deed Conveyed to Villages of Riverwood Homeowners Association Inc., of record in Instrument 201001080001971, and Instrument 201104270032200, 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 ☒ 1616 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 14th day of December, 2021.

Bardan Sharma

Unisha Dhakhwa

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bardan Sharma and Unisha Dhakhwa**, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

File No.: 1492891
Warranty Deed TN