WARRANTY DEED

Karen Johnson Davidson County
Batch# 783395 DEEDWARR
01/03/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,578.24
20220103-0000749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,550.00.

Dawn D Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2021.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harsimranjeet Kaur	Vanderbilt Mortgage and Finance, Inc. d/b/a Silverton Mortgage	186 03 0A 172.00
(NAME) 106 Burkitt Commons Avenue	(NAME) P.O. Box 979165	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Miami, FL 33197-9165	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Loretta Cardarelli, Trustee of the Revocable Trust of Loretta Cardarelli, dated June 8, 2021**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Harsimranjeet Kaur, a married woman,** hereinafter called the Grantee, his heirs and 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. 172 on the Plan of Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loretta Cardarelli, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191018-0107174, in the Register's Office of Davidson County, Tennessee, dated October 18, 2019 and recorded on October 18, 2019.

Being the same property conveyed to Loretta Cardarelli, Trustee of the Revocable Trust of Loretta Cardarelli, dated June 8, 2021, by Quitclaim Deed to Trustee from Loretta Cardarelli (unmarried), of record in Instrument No. 20210610-0078397, in the Register's Office of Davidson County, Tennessee, dated June 08, 2021 and recorded on June 10, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 106 Burkitt Commons Avenue, Nolensville, TN 37135

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this 21st day of December, 2021.

Loretta Cardarelli, Trustee of the Revocable Trust of Loretta Cardarelli, dated June 8, 2021

BY Loretta Cardarelli
Loretta Cardarelli, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Loretta Cardarelli with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of The Revocable Trust of Loretta Cardarelli, dated June 8, 2021, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the 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 **December 21, 2021**.

Date

Tonya Loftin

Affiant Signature

December 28, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)