Name and Address of New Owner:
Julianne K. Rose
455 Red Sunset Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 794873 DEEDWARR
01/25/2022 11:21:51 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220125-0009010

Map & Parcel No: 181-06-0B-031-00

WARRANTY DEED

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, **Deepak Kumar and Jyothi Lakshmi, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julianne K. Rose,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat of Heights at Autumn Oaks, Phases 5 & 6 of record in Plat at Instrument No. 20191118-0118709, revised in Plat at Instrument No. 20200429-0044960, 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 Deepak Kumar and Jyothi Lakshmi, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 05/07/2021 and filed of record in Instrument No. 20210510-0062821, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 455 Red Sunset Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of January, 2022.

Deepak Kumar (SEAL)
Deepak Kumar

(SEAL)
Jyothi Lakshmi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2022, before me personally appeared Deepak Kumar and Jyothi Lakshmi, 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 21st day of January, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of January, 2022.

Notary Signature
My commission expires: July 9, 2022