THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238938** Karen Johnson Davidson County Batch# 799348 DEEDWARR 02/02/2022 12:21:01 PM 2 pgs Fees: $13.00 Taxes: $971.25 20220202-0012381	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,500.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My Commission Expires: VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Satwant S. Bal and Surinder K. Bal 30058 Woodthrush Place Hayward, CA 94566	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 02 0A 294.00

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, **Oluwagbenga Jaiyeoba and Grace Abiola Jaiyeoba, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Satwant S. Bal and Surinder K. Bal, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 294 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482 and Instrument No. 20210303-0027665 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oluwagbenga Jaiyeoba and Grace Abiola Jaiyeoba, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200825-0095946, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 25, 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 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Arbor PUD Phase 5B (Formerly known as Victory Village PUD), as recorded in Instrument No. 20191004-0101945.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100203-0008782, as corrected in Instrument No. 20160225-0018112 and amended in Instrument No. 20200804-0085685; Instrument No. 20171116-0117974, as corrected in Scrivener's Affidavit recorded in Instrument No. 20171122-0119839, and further amended in Instrument No. 20180105-0001817; Instrument No. 20190708-0066428; Instrument No. 20191112-0116482 and Instrument No. 20210303-0027665.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20160127-0007948 and 20190325-0026876.

Easement recorded in Book 6181, page 43.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6218, Page 217.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20160128-0008211; 20160128-0008261; 20170918-0095214; 20170918-0095216; 20171130-0122273.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20080513-0049052 and 20100903-0070291.

Application for Greenbelt Assessments - Agricultural recorded in Instrument No. 20180302-0019975.

This is improved property located at 3637 Brookway Drive Nashville TN 37207

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 31st day of January, 2022.

Oluwagbenga Jaiyeoba

Grace Abiola Jaiyeoba

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Hallis)

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

Witness my hand, at office, this 31st day of January, 2022.

Notary Public
My Commission Expires: 6/18/22

BETSY TRIPLIN MILES
Notary ID #7726963
My Commission Expires
June 18, 2022