WARRANTY DEED

Karen Johnson Davidson County
Batch# 807930 DEEDWARR
02/17/2022 02:55:30 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50
20220217-0018736

O-CBB-22-509-D

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Chakkalakal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF ~~FEBRUARY~~ January 2022.

R. Gascoyne
Notary Public

MY COMMISSION EXPIRES: 6/24/25
(AFFIX SEAL)

REGAN ELIZABETH GASCOYNE NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES 6/24/2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lighthouse Plaza Corporation	Lighthouse Plaza Corp.	
(NAME)	(NAME)	104-10-0R-040.00-CO
509- D Chesterfield Ave	26 Conscience Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Setauket, NY 11733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROSETTE J. CHAKKALAKAL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIGHTHOUSE PLAZA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 40, The Chesterfield, as shown in declaration of covenants, conditions and restrictions of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, Instrument No. 20121227-00119329, and Instrument No. 20130125-0008275 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosette J. Chakkalakal, unmarried by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20131126-0121476 Register's Office for Davidson County, Tennessee, dated November 19, 2013 and recorded on November 26, 2013.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, as amended in Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-008275, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record in Book 675, Page 668, Book 731, Page 425, Book 741, Page 516, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Drainage of record in Instrument Number 20070409-0041475, in the Register's Office for Davidson County, Tennessee.
- Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Instrument Number 20120827-0077080, in the Register's Office for Davidson County, Tennessee.
- All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; Including without

an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.

- Subject to rights of others in and to the common areas and/or elements.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509- D Chesterfield Ave, Nashville, Tennessee 37212**.

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), their heirs and 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), their 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/our hand(s) this the 29 DAY OF JANUARY, 2022.

RChakkalakal
Rosette J. Chakkalakal

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSETTE J. CHAKKALAKAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 th ofJANUARY 2022.

R. Gascoyne
Notary Public
My Commission Expires: 10/24/25
(SEAL)

REGAN ELIZABETH GASCOYNE NOTARY PUBLIC MY COMMISSION EXPIRES 6/24/2025 DOUGLAS COUNTY, GEORGIA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 February 8, 2022.

Signature
February 8, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this February 8, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025