WARRANTY DEED

Karen Johnson Davidson County
Batch# 812030 DEEDWARR
02/25/2022 03:10:35 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20220225-0021848

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day Of February, 2022

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Barlow Jarvis	Legacy Home Loans, LLC	131-02-3-002.00 CO
(NAME)	(NAME)	
168 Colonial Drive	1036 Stearman Drive #6	
(ADDRESS)	(ADDRESS)	
Guelph, ON N1L 1T7	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hina Budhwani, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Barlow Jarvis, unmarried,** 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 Unit 2 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 4201 Kirtland Road, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160408-0033870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Hina Budhwani, a single person, by Warranty Deed from Summer Williams, an unmarried woman, dated September 25, 2019, of record in Instrument No. 20190930-0098935, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2035 Overhill Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
[illegible] Title and Escrow, [illegible]
[illegible] 21st Avenue South
[illegible]ville, TN 37212
T-BH-21-2035

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, his 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the plat of record in Book 547, pages 85 and 86 and Exhibit B of Instrument No. 20160408-0033870; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20160408-0033870; Agreements for dedication of easement and/or public street right of way of record in Instrument No. 20160316-0025000 and Instrument No. 20160316-0024999; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20150317-0022664; Ownership affidavit of record in Book 8152, page 400; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of February, 2022.

Hina Budhwani

State of Texas
County of Harris

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hina Budhwani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Houston (city), Texas (state), this 15 day of February, 2022.

Notary Public
My Commission Expires: 8/9/23

SCHARLOTTE SPENCER
Notary ID #132124547
My Commission Expires
August 9, 2023

File No.: 35735