THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340026**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. + Meghana Sthanam Affiant Subscribed and sworn to before me, this 31st day of March, 2022. Notary Public My Commission Expires: 10/11/25

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 833790 **DEEDWARR**
04/04/2022 10:03:33 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20220404-0038500

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meghana Sthanam and Clayton Morgan Anderson 210 Copley Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-06-0D-068.00 CO

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, **Rashmi Wood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meghana Sthanam, a single woman and Clayton Morgan Anderson, a single man, as joint tenants with the rights of survivorship**, ("Grantees"), their 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. 68, on the Plan of Gale Park Single-Family Homes, a Condominium, as established by the following Instruments of record: the Declaration of Gale Park Master Condominium of record in Instrument No. 2011-0224-0015350, as amended in Instrument No. 20110311-0019706, as amended in Instrument No. 20120508-0039772, and further amendment in Instrument No. 20120921-0086161, and Instrument No. 20130306-0022201, Register's Office for Davidson County; the Delcaration of Gale Park Single-Family Owners, a Condominium of record in Instrument No. 20110224-0015356 (corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215), as amended in Instrument No. 20110311-0019705, as amended in Instrument No. 20120508-0039773, and further amended in Instrument No. 20120921-0086162, Register's Office for Davidson County; and the Matters shown on the Amendment to Declaration as an exhibit of record in Instrment No. 20120508-0039773, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RASHMI WOOD, by deed from EMILY LINEBERGER SCHAAF, of record in Instrument No. 20190903-0088522 , dated August 27, 2019 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 118-06-0D-068.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110224-0015350, Instrument No. 20110224-0015356, which was corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215, and being amended by Instrument No. 20110311-0019705, Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120508-0039773, Instrument No. 20120921-0086161, Instrument No. 20120921-0086162 , Instrument No. 20130306-0022201, Instrument No. 20131230-0130919, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20110208-0011108, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20100810-0063194, said Register's Office.

Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230, said Register's Office.

Drainage Detention, Access Road and Sign Agreement recorded in Book 9237, page 382, said Register's Office.

Site Development Agreement recorded in Book 9237, page 425, said Register's Office.

Reserve Easement and Restrictions Agreement recorded in Book 9237, page 495, said Register's Office.

Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property located at 210 Copley Lane Nashville TN 37204

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 March, 2022.

Joshi Wood

Rashmi Wood

STATE OF NJ)

COUNTY OF Hudson)

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

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

Notary Public

My Commission Expires: 3/6/2023

TAMMY A CONNOR
Notary Public - State of New Jersey
My Commission Expires Mar 6, 2023