Karen Johnson Davidson County
Batch# 849795 DEEDWARR
05/03/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20220503-0050969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 10/21/2024.

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

MST 2022-0380

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harsh Gunvant Prema	Harsh Gunvant Prema	149-03-0K-019.00-CO
(NAME)	(NAME)	
2656 Lakevilla Drive #19	2656 Lakevilla Dr #19	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, WE, **J Developments MT, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harsh Gunvant Prema, unamrried,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 19 on the Final Specific Plan of Townview Lofts, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200828-0097970, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211004-0133379, and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211221-0168735, 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 a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty deed from Dover Glen Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098875 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to J Developments MT, LLC, a Tennessee limited liability company by Quitclaim deed from Scotland Springs LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20100818-0065095, Register's Office of Davidson County, Tennessee Subject to all matters shown on the Plan of record as Instrument Number 20090323-0026016, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200828-0097970, Amended and Restated in Instrument No. 20211004-0133379, as amended in Instrument No. 20211221-0168735, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090326-0027333, as amended in Instrument Number 20120404-0028366 and Instrument Number 20161115-0120437, corrected by Scrivener's Affidavit of record in Instrument Number 20161208-0129175, Register's Office for Davidson County, Tennessee. Charter for The Shoppes of Dover Glen Condominium Owners' Association, Inc. of record in Instrument Number 20090326-0027322, in the Register's Office for Davidson County, Tennessee. Notice of Termination of Developer Control Period of record in Instrument Number 20130709-0070919, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20041020-0126113 and Instrument Number 20060907-0110856, in the Register's Office for Davidson County, Tennessee. Public Drainage Easement of record in Instrument Number 20080320-0028273 and 20090323-0026016, in the Register's Office for Davidson County, Tennessee. Detention Pond Maintenance and Fee Sharing Agreement of record in Instrument Number 20120404-0028368, as Amended and Restated of record in Instrument Number 20180301-0019491, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170213-0014913, in the Register's Office for Davidson County, Tennessee.

This property, known as 2656 Lakevilla Drive #19, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 25th DAY OF April, 2022.

J Developments MT, LLC a Tennessee limited liability company

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2022.

Notary Public

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/25/2022 (date of document).

Jennifer Russell
Affiant Signature

4/26/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

