Karen Johnson Davidson County
Batch# 873880 DEEDWARR
06/17/2022 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20220617-0069924

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3313663

Return to:
Foundation Title and Escrow
7112 Crossroads Blvd, Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 450,000.00

Affiant

Subscribed and sworn to me, this the 6th day of June, 2022.

Notary Public

My commission expires: 3-28-26

Property Address:	**Parcel ID**:
4713 Brighton Village Drive Nashville, TN 37211	161-09-0A-012.00
Property owner:	**Mail tax bills to:**
Venkatesh Anbu and Revathy Padmanabhan 4713 Brighton Village Drive Nashville, TN 37211	New Owner

THIS INDENTURE is made effective the 3rd day of June, 2022, by **Alan B. Gasaway, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Venkatesh Anbu and Revathy Padmanabhan, husband and wife Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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. 4713, as set forth in the Master Deed Establishing Brighton Village, Phase 1, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record at Instrument No. 20080117-0005582, amended by First Amendment at Instrument No. 20080808-0081965 and at Instrument No. 20110520-0038914, in the Register's Office for Davidson County, Tennessee; said units also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Alan B. Gasaway, an unmarried man, by Warranty Deed dated May 31, 2016 from Jordan Dill, a married woman, recorded June 2, 2016 at Instrument No. 20160602-0055650, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20080117-0005582 as amended by Exhibit "A" of Instrument No. 20080808-0081965 and at Instrument No. 20110520-0038914; The premises herein insured is a condominium apartment described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record at Instrument No. 20080117-0005582 as amended by Instrument No. 20080808-0081965 and Instrument No. 20110520-0038914; Stormwater Detention Agreement of record at Instrument No. 20071121-0136366; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record at Instrument No. 20071121-0136402; Agreements regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7520, Page 908; Subject to a Driveway Easement for ingress and egress as contained in that certain Deed recorded in Book 7233, Page 438 and as corrected in Book 7416, Page 47; Stormwater Detention Agreement of record at Instrument No. 20061027-0133549; Easement for Sanitary Sewers and/or storm drainage, water mains, pumps and appurtenances of record at Instrument No. 20061027-0133575; Application to Combine Parcels of record at Instrument No. 20071128-0137905; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways and Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Alan B. Gasaway

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alan B. Gasaway**, 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 SEAL AT OFFICE, in Davidson County, this the 10th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 01/11/2026

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Jamika Jones, 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 6/3/2022.

Date

Jamika Jones

Affiant Signature

06/14/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206170069924