THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541287

Karen Johnson Davidson County
Batch# 878083 **DEEDWARR**
06/27/2022 09:53:40 AM 2 pgs
Fees: $13.00 Taxes: $2,134.90

20220627-0073080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$577,000.00~~.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public
My Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yatin D. Bhamare and Komal Bhamare 165 Stonecrest Drive Nashville TN 37209	New Owner	Tax Parcel ID No.: 114 12 4A 001.00

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, **Lincoln Tyler Parish, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yatin D. Bhamare and Komal Bhamare, husband and wife,**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 33 of The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Highlands at Stoneridge, a Horizontal Property Regime, of record in Instrument No. 20170905-0090767, as Amended in Instrument No. 20170915-0094659; Instrument No. 20190123-0006687; Instrument No. 20190607-0054759 and Instrument No. 20200310-0027036, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lincoln Tyler Parish, an unmarried man, by Special Warranty Deed from Vastland Northcrest Development, LLC, of record in Instrument No. 20190712-0067959, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 12, 2019.

Said property was never the marital residence of Grantor.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170905-0090767, as Amendment recorded in Instrument No. 20170915-0094659; Instrument No. 20190123-0006687; Instrument No. 20190607-0054759 and Instrument No. 20200310-0027036.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160419-0037869.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070319-0032638.

Easement for Water Line, recorded in Instrument No. 20080428-0042872.

Easement for Parking, recorded in Instrument No. 20080428-0042873.

Easement for Right of Way, recorded in Instrument No. 20180730-0073897.

Easement recorded in Book 787, Page 3 and Instrument No. 20050510-0052716.

Agreement for the allowance of a trailer house as set forth in instrument recorded in Book 3067, Page 471.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070319-0032705.

An Application to Combine Parcels recorded in Instrument No. 20050803-0090597.

Memorandum of Understanding recorded at Instrument No. 20100326-0022586.

This is improved property located at 165 Stonecrest Drive Nashville TN 37209

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 24th day of June, 2022.

6-24-22

Lincoln Tyler Parish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022