Karen Johnson Davidson County
Batch# 879280 DEEDWARR
06/28/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220628-0074052

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day June 2022.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mital A Ghandi	Colten Mortgage	164060B23200CO
(NAME)	(NAME)	
730 Bradburn Village Way	6021 S Syracuse Way #104	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Greenwood Village, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dorothyanna Marie Coffey, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mital A Ghandi, unmarried woman, and Narendrasinh K Mahida, married woman, and Purnimaben A Ghandi, married woman, joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 232, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20180924-0094137, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Dorothyanna Marie Coffey, single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 07/26/2019 and recorded 08/05/2019, of record in Instrument 201908050077045, Register's Office for Davidson County, Tennessee.

This conveyance subject to Covenants, conditions, easements and restrictions recorded in Instrument 200608160101099 and Scrivener's Affidavit of record in Instrument 201711010111800 and amended recorded in Instrument 200707170084884, Instrument 200708170098536, Instrument 201211090103798, Instrument 201708020078538, Instrument 201802260017976, Instrument 201807130068064, Instrument 201809240094137, Instrument 201211090103796, Instrument 201802260017978, Right of Way Easements of recorded in Book 3670, Page 396 and Supplemental Right of Way Agreement of record in Book 4579, Page 913, Right of Way Easement recorded in Book 3644, Page 317, Easement recorded in Book 4728, Page 63, Book 5799, Page 662, Grant of Transmission Line Easement recorded in Instrument 200209090109148, Easement recorded in Instrument 200706220074712 and Instrument 201708020078535, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement

recorded in Instrument 200805020045461, Grant of Easement recorded in Instrument 201702060012425, Access, Utility and Drainage Easement Agreement Easement recorded in Instrument 201712290132505, StormWater Detention Agreement of record in Instrument 200606080068199, Charter of The Townhomes of Bradburn Village Homeowners Association of record in Instrument 200608230103546, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 730 Bradburn Village Way, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21 day June 2022.

Dorothyanna Marie Coffey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothyanna Marie Coffey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21 day June 2022 .

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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 6/24/2022 (date of document).

Jennifer Russell
Affiant Signature

6/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

