THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641540** Karen Johnson Davidson County Batch# 891580 DEEDWARR 07/20/2022 12:15:30 PM 3 pgs Fees: $18.00 Taxes: $1,213.60 20220720-0083159	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $328,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2022. Notary Public My Commission Expires: 1/14/26

SYDNEY LASCH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Piya Gidwani 215 Highland Villa Circle Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 14 0B 215.00

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, **Shannon Nicole Reider, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Piya Gidwani, unmarried, and Clint Croft, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 215 of the Highland Villa Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Highland Villa Condominiums, of record in Book 7278, Page 312, and amended in Book 7347, Page 717, in Book 7352, Page 630, in Book 7467, Page 850, in Book 7470, Page 153, in Book 7600, Page 361, in Book 8173, Page 84, in Book 8199, Page 149, in Book 8765, Page 610, and in Book 10871, Page 232, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7278, Page 334, and amended in Book 8090, Page 537, in Book 8131, Page 95, in Book 8658, Page 595, in Book 9730, Page 265, in Book 9730, Page 268, in Book 9730, Page 271, in Instrument No. 20021118-0142476, and Resolution Clarifying ByLaws in Instrument No. 20081210-0119221, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Highland Villa Condominiums, as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 7470, Page 153, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shannon Nicole Reider, single woman, by Warranty Deed from Kraig Haberer, an unmarried man, and Julie Haberer, an unmarried woman of record in Instrument No. 20191031-0111869, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019, and recorded on October 31, 2019.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Shannon Nicole Reider, which Power of Attorney is recorded in Instrument No. 202207200083158, Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Highland Villa, as recorded in Plat Book 6200, Page(s) 473.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Highland Villa Condominium of record in Book 7278, Page 312, as amended by instrument(s) of record in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232 and Bylaws amended in Book 8090, Page 537; Book 8131, Page 95; Book 8658, Page 595; Book 9730, Page 265; Book 9730, Page 268; Book 9730, Page 271; Instrument No. 20021118-0142476, and Resolution Clarifying Bylaws in Instrument No. 20081210- 0119221; 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6479, Page 189.

Easement for Water Mains and Appurtenances, recorded in Book 8175, Page 774.

Easement recorded in Book 7913, Page 753 and Instrument No. 20190123-0006612.

This is improved property located at 215 Highland Villa Circle Nashville TN 37211

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 18th day of July, 2022.

Shannon Nicole Reider

Shannon Nicole Reider by Kate Rosenthal as Attorney-In-Fact

by Kate Rosenthal attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Shannon Nicole Reider, and they are authorized by Shannon Nicole Reider to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of July, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on 7.18, 2022.

Affiant Signature

7.18.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 18 day of July, 2022

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25