Karen Johnson Davidson County
Batch# 928650 DEEDWARR
10/12/2022 11:10:25 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20221012-0111850

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

CRT File No. 220942511

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2022.

Michelle Martin
Notary Public
My Commission Expires: 9.21.26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark A. West and Kelly Savoca-West 6805 River Ridge Drive Nashville TN 37221	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Parcel ID No. 141-15-0B-042.00 CO

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, **Jitin Chatlani and Samantha Chatlani, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **MARK A WEST AND KELLY SAVOCA-WEST, HUSBAND AND WIFE**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 250, as shown on the map entitled Rolling River Estates Phase III, of record in Plat Book 5200, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JITIN CHATLANI AND SAMANTHA CHATLANI, HUSBAND AND WIFE, by deed from JOHN ZAMBENINI AND MINDA ZAMBENINI, HUSBAND AND WIFE, of record in Instrument No. 20180621-0059803 , dated June 15, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 141-15-0B-042.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 81, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 689 and Book 5336, page 480, said Register's Office.

By-Laws contained in instrument of record in Book 4892, page 679, said Register's Office.

This is improved property located at 6805 River Ridge Drive Nashville TN 37221

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 11th day of October, 2022.

Jitin Chatlani

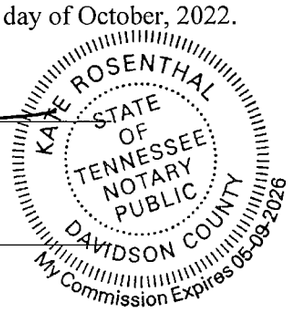
Samantha Chatlani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jitin Chatlani and Samantha Chatlani, 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 11th day of October, 2022.

Notary Public



My Commission Expires: _____