Karen Johnson Davidson County
Batch# 934152 DEEDWARR
10/27/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20221027-0116428

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-05139

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kshitija D. Toke, a married woman 1324 Cottingham Drive Franklin, TN 37067	Kshitija D. Toke 1324 Cottingham Drive Franklin, TN 37067	188-05-0A-202-00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristen Lee Ramirez, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kshitija D. Toke, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 202, Carothers Farms Stacked Flats (within Lot 162), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farm Stacked Flats, a Condominium Development, of record in Instrument No. 20180917-0092013, as amended in Instrument Number 20190430-0039885, 20190710-0066979, 20200327-0033524 as corrected in Instrument No. 20201110-0132740, 20200327-0033525, 20200327-0033526, 20200327-0033524 as corrected in 20201110-0132740 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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; said Unit being depicted on Exhibit "2" to Second Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 162) of record in Instrument No. 20200327-0033524, and corrected in Instrument No. 20201110-0132740, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 2, 2017. (Value or consideration shown in aforementioned deed $5,000,000.00.)

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee

Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20171002-0100694 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kristen Lee Ramirez, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201207-0141477 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 07, 2020, and Instrument of Correction to Warranty Deed recorded in Instrument No. 20210317-0035649.(Value or consideration shown in aforementioned deed $255,125.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1980 Carothers Rd, Nolensville, TN 37135-0779

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 26 th day of October, 2022

Kristen L. Ramirez

Kristen Lee Ramirez

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristen Lee Ramirez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 26 day of October, 2022.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kendra Hammel, 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 October, 27th, 2022.

Custodian's Signature — 10/27/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON