WARRANTY DEED

Karen Johnson Davidson County
Batch# 975575 DEEDWARR
03/01/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230301-0014619

Y-OMNI-22-5601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bhim B. Sarki and Chunku Sarki Kamali Maya Rai	Same	
(NAME)	(NAME)	
5601 Deer Valley Trail		**173-04-0A-280.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4244		
(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 consideration, the receipt of which is hereby acknowledged, **TIFFANY L. JONES N/K/A TIFFANY L. MILLER, A MARRIED WOMAN AND LARRY E. JONES AND WIFE, SHARON L. JONES**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BHIM B. SARKI AND CHUNKU SARKI, HUSBAND AND WIFE AND KAMALI MAYA RAI, A MARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Oak Highlands, First Revision of Phase Three of record in Plat at Instrument No. 20020122-0008284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laurence E. Jones and Sharon L. Jones, husband and wife by Warranty deed from Robert B. Lane and wife, Sherry K. Lane of record in Instrument No. 20060623-0075030 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 23, 2006.

Being the same property conveyed to Tiffany L. Jones, a married woman, and Larry E. Jones and wife, Sharon L. Jones, by QuitClaim deed from Larry E. Jones and wife, Sharon L. Jones of record in Instrument No. 20210315-0034044 Register's Office for Davidson County, Tennessee, dated January 23, 2021 and recorded on March 15, 2021.

Tiffany L. Jones having since married and is now known as Tiffany L. Miller. Said property having never been Tiffany L. Jones primary marital residence.

Larry E. Jones is also known as **Laurence** E. Jones.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and paid at closing.
- Subject to all matters shown on the Plan of record as Instrument No. 20020122-0008284, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, Amendment to By-Laws in Book 8765, Page 90, Supplement and Amendment to Restrictive Covenants in Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7337, Page 529, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Book 7473, Page 697 and Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee.
- Amendments to the Articles of Incorporation of Oak Highlands Homeowners Association of record in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20001002-0097139, in the Register's Office for Davidson County, Tennessee.
- Quitclaim of record in Instrument Number 20020619-0074183, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5601 Deer Valley Trail, Antioch, Tennessee 37013-4244**.

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), their heirs and 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), 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/our hand(s) this the 28th DAY OF FEBRUARY, 2023.

Tiffany L. Miller by Larry E. Jones, Attorney-In-Fact

Larry E. Jones

Sharon L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY E. JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIFFANY L. JONES N/K/A TIFFANY L. MILLER and who acknowledged he/she/they executed the same as the free act and deed of the said TIFFANY L. JONES N/K/A TIFFANY L. MILLER.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY E. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON L. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 28, 2023.

J. Carlton Drumwright

February 28, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 28, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY