Karen Johnson Davidson County
Batch# 992815 DEEDWARR
04/17/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20230417-0027955

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $825,000.00 Wesley Blair Affiant Subscribed and sworn to before me, this 14th day of April, 2023. Shannon R Richardson Notary Public My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Parminder Saini	**New Owner**	**070-07-0P-026.00CO**
9032 Plympton Loop		
Roseville, CA 95747		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

J&LNwofia, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Parminder Saini, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Westview, a Horizontal Property Regime With Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, 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 John Nwofia and Lorraine N. Nwofia, husband and wife, by Warranty Deed from Westview Development, LLC, a Tennessee Limited Liability Company, dated March 19, 2021, of record in Instrument No. 20210324-0038653, Register's Office for Davidson County, Tennessee. Said property being further conveyed to J&LNwofia, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from John Nwofia and Lorraine N. Nwofia, husband and wife, dated October 7, 2021, of record in Instrument No. 20211015-0139141, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Instrument No. 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, Register's Office for Davidson County, Tennessee.
Dedication of Public Right of Way of record in Instrument No. 20171117-0118388 and Instrument No. 20190909-0090867, in the Register's Office for Davidson County, Tennessee.
Agreed Final Order for Right of Way with Easements of record in Book 8463, Page 447, in the Register's Office for Davidson County, Tennessee.
Drainage and/or Public Utility Easement of record in Instrument No. 20000216-0015418, in the Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170323-0028350, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20191101-0112865, in the Register's Office for Davidson County, Tennessee.
Agreement for Private Water and Sewer Services of record in Instrument No. 20191011-0104555, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
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.

This is improved property known as 1000 E West Trinity Lane, Nashville, TN 37218.

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 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 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/our hand(s) this 14th day of April, 2023.

J&LNwofia, LLC, a Tennessee Limited Liability Company

By: _____
John Nwofia

By: _____
Lorraine N. Nwofia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Nwofia and Lorraine N. Nwofia, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be authorized signers of J&L Nwofia, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such authorized signers, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as authorized signers.

Witness my hand and seal, this 14th day of April, 2023.

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/14/25
COUNTY OF WILLIAMSON

My Commission Expires: _____ Notary Public

File #: **23-96**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell T. McCord, 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 April 14, 2023.

Affiant Signature

April 14, 2023

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON