Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000453 DEEDWARR
05/08/2023 09 32 17 AM 2 pgs
Fees: $13.00 Taxes $2,867 50

20230508-0033876

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000 00

M. Aamedh Bhargava
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023

Tara Jones
Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 24, 2026

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Aamedh Bhargava	New Owner	072-14-3-I-001.00 CO
(NAME)	(NAME)	
2409 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **Daniel Stunkel and Kimberly Stunkel, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aamedh Bhargava and Soujanya Muralidhara, husband and wife,** 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 A of Homes At 2409 Chapel, a Planned Unit of Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes at 2409 Chapel, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument No 20150827-0087074, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions and regulation imposed upon and relating to the unit, property, co-owners and tenants of Homes At 2409 Chapel, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No 20150827-0087074 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Daniel Stunkel and Kimberly Stunkel, husband and wife, by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company, dated November 28, 2016, of record in Instrument No. 20161129-0124888, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2409 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 6050, page 52; Restrictions of record in Instrument No. 20150827-0087074; all of record in the Register's Office for Davidson County, Tennessee.

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 and assigns forever, and we do covenant with 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 our hands this 5th day of May, 2023

Daniel Stunkel

Kimberly Stunkel

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Stunkel and Kimberly Stunkel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of May, 2023.

Notary Public
My Commission Expires _____

File No 37298

POLLY E. LAVIT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026