NASHVILLE, TN 37203

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

CRT File No. 230444302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,228,500 00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2023

Notary Public
My Commission Expires 1-2-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1003694 DEEDWARR
05/16/2023 10 05 39 AM 2 pgs
Fees $13 00 Taxes $4,545 45

20230516-0036468

WARRANTY DEED

Address New Owner: David Schauder and Rachel Sullivan 2910B Primrose Circle Nashville TN 37212	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No 117 04 1G 002.00

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, **Naveen Mohyuddin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Schauder and Rachel Sullivan, husband and wife**, ("Grantees"), their 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 Unit B of Homes at 2910 Primrose Circle, Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2910 Primrose Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210813-0109497, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 2910 Primrose Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat flied as Exhibit "B" to said Declaration appearing in Instrument No. 20210813-0109497, and Bylaws appended. thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Naveen Mohyuddin, Unmarried, by Warranty Deed from IMSAI, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220701-0076584, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Terrace, Annex No. 4, as recorded in Plat Book 974, Page 97.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210813-0109497.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1174, Page 492

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1191, Page 223

RETURN TO:
BANKERS TITLE & ESCROW CO.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3983, Page 229

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No 20130411-0035787.

Easement recorded in Book 1136, Page 52; Book 4891, Page 832.

This is improved property located at 2910B Primrose Circle Nashville TN 37212

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 15th day of May, 2023

Naveen Mohyuddin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Naveen Mohyuddin, 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 15th day of May, 2023

Notary Public
My Commission Expires: _____

