This Instrument Prepared By:
Parker T. Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1008146 DEEDWARR
05/26/2023 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230526-0039972

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANIL K. JAIN and NEERU JAIN, Trustees		
JPY REVOCABLE LIVING TRUST dated February 24, 2023	SAME AS NEW OWNER	186-03-0A-051.00-CO
P. O. Box 53		
Nolensville, TN 37135		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Anil K. Jain
ANIL K. JAIN

Sworn to and subscribed before me this February 24, 2023.

Notary Public My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, NEERU JAIN and ANIL JAIN, wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ANIL K. JAIN and NEERU JAIN, Trustees of JPY REVOCABLE LIVING TRUST, dated February 24, 2023, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Final Plat of Burkitt Commons, Phase 4 of record in Plat at Instrument No. 20200617-0063022, 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 NEERU JAIN and ANIL JAIN, wife and husband, by REGENT HOMES, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20210924-0128915, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20200617-0063022, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835 and supplemented in Instrument No. 20191219- 0131322 and 20210727-0101163 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all)., in the Register's Office for Davidson County, Tennessee.
5. Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
6. Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.
7. Charter for Homeowners Association of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.
8. Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
9. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.
10. All matters of record in Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee
11. Notice of Completion of record in Instrument Number 20210111-0004867, in the Register's Office for Davidson County, Tennessee.
12. Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.
13. Grant of Overhead Line Agreement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
14. Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.
15. Application for Greenbelt Assessment of record in Book 5439, Page 372, and in Book 6836, Page 23, in the Register's Office for Williamson County, Tennessee and Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 1045 Vida Way, Nolensville TN 37135

WITNESS OUR HANDS this February 24 , 2023.

Neeru Jain
NEERU JAIN

Anil Jain
ANIL JAIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NEERU JAIN and ANIL JAIN with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 24, 2023.

NOTARY PUBLIC

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 24th, 2023.

2/24/2023

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 24th day of February, 2023.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024