WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025887 DEEDWARR
07/13/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230713-0053819

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JULY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-May-2023

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2940LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laura Rogers and Dustin Cantrell	Legacy Home Loans, LLC dba Steadfast Mortgage	
732G Old Hickory Blvd	1036 Stearman Dr. Ste. 6	
Nashville, TN 37209	White House, TN 37188	114 04 0A 045.00 - CO

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 ACKNOWLEDGED, WE, **SHILPA MOKSHAGUNDAM AND KRISHNAN RAMANUJAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA ROGERS AND DUSTIN CANTRELL, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 732G of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Nos. 20180806-0076818 and 20180806-0076995, amended in Instrument Nos. 20190306-0020566; 20190516-0046335 and 20210723-0099278, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Shilpa Mokshagundam and Krishnan Ramanujan, wife and husband, by Warranty Deed from VT Enterprises, GP, a Tennessee General Partnership, of record in Instrument No. 20190729-0074327, in the Register's Office of Davidson County, Tennessee, dated July 23, 2019 and recorded on July 29, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20180806- 0076818 and 20180806-0076995, amended in Instrument Nos. 20190306-0020566; 20190516- 0046335 and 20210723-0099278. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2041, Page 96. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20110418-0029762. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180510-0044731 and Instrument No. 20210713-0094171. Easement for Power Lines, recorded in Book 787, Page 3. Easement for Water Supply and Contract, recorded in Book 1246, Page 687 and Book 1489, Page 316. Easement for Dedication of Public Utilities Purposes, recorded in Instrument No. 20030410-0048070. Easement for Right of Way, recorded in Instrument No. 20180411-0034126. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20180524-0050012. Easement for Cross Access, recorded in Instrument No. 20221215-0129974.

This is Improved property known as 732G Old Hickory Blvd, Nashville, TN 37209

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 in 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 hand on the 8th day of June, 2023.

Shilpa Mokshagundam

Shilpa Mokshagundam

Witness Our hand on the 12th day of July, 2023.

Krishnan Ramanujan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SHILPA MOKSHAGUNDAM, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of June, 2023.

Notary Public

My Commission Expires: 9/29/24

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISHNAN RAMANUJAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2023.

Notary Public

My Commission Expires: 2-19-24

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of July, 2023.

Affiant Signature
Date 7-12-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

