Karen Johnson Davidson County
Batch# 1067614 DEEDWARR
11/02/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20231102-0085833

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me this 2nd day of November, 2023.

Notary Public
My commission expires: _____

LINDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Muneer Chowdhury and Tanuja Chowdhury<br>1424 West Running Brook Rd.<br>Nashville, TN 37209 | Same | 102-13-0B-011-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kacey Biddy, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Muneer Chowdhury and Tanuja Chowdhury, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 11 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Miles E. Biddy, Robin Biddy, and Kacey Biddy, as tenants in common with right of survivorship by deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20171221-0129984, Register's Office for Davidson County, Tennessee, and dated December 20, 2017. Miles E. Biddy and Robin Biddy conveyed their interest to Kacey Biddy by Quitclaim Deed of record in Instrument No. 20230718-0055050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Park Place at Charlotte of record in Instrument No. 20160916-0097376 Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160415-0036228 Register's Office for Davidson County, Tennessee.

4. Subject to the Master Deed, recorded as Instrument #20160916-0097376 and amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and Instrument No. 20170213-0014731 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1121 Lilly Valley Way, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of November, 2023.

Kacey Biddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of November, 2023, before me personally appeared Kacey Biddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Signature
My commission expires: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 2nd day of November, 2023

Sheri Engel

Dated 11/2/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of November, 2023

My commission expires: 2/7/27

Notary Public

