Karen Johnson Davidson County
Batch# 1095205 DEEDWARR
01/29/2024 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240129-0005810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/22/25
(AFFIX SEAL)

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File #23-TC-0757-TWG

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Amrik Tiwana (NAME)	Fairway Independant Mortgage (NAME)	
757 Tulip Grove Road, #1401 (ADDRESS)	4750 S. Biltmore Lane (ADDRESS)	**075-12-0C-007.00-CO**
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Madison WI 53718 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS SAUNDERS, III AND ANGEL SAUNDERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMRIK TIWANA** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

*a single man

Land in Davidson County, Tennessee, being Lot No. 1401 on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20000107-0002402, 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 Thomas Saunders, III and Angel Saunders, husband and wife by Warranty Deed from Derek Daniels, a single man of record in Instrument No. 20230531-0040885 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 31, 2023.

This conveyance is subject to:

* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record as Instrument Number 200001070002402, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11653, Page 251, as amended in Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362 and Instrument No. 201910020100735, 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.
* By-Laws of record in Book 11653, Page 273, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Book 11653, Page 248, in the Register's Office for Davidson County, Tennessee.
* Easement to Metropollitan Government of Nashville and Davidson County, Tennessee of record in Book 4126, Page 977, in the Register's Office for Davidson County, Tennessee.

* Common Area Conveyance Quit Claim Deed of record in Instrument Number 20091027-0098890, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **757 Tulip Grove Road, #1401, Hermitage, TN 37076**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22 day of January, 2024.

Thomas Saunders, III

Angel Saunders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of January, 2024, before me personally appeared Thomas Saunders, III, 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 22 day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of January, 2024, before me personally appeared Angel Saunders, 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 22 day of January, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **01/25/2024** (date of document).

Shannon O'Neill

01/25/2025

Date

State of Tennessee
County of **Davidson**

Sworn to and subscribed before me this **25th** day of **January**, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD