Karen Johnson Davidson County
Batch# 1116519 DEEDWARR
03/28/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,236.50
20240328-0021746

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

CRT File No. 240246804

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,145,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2024.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas West and Elizabeth West	Pinnacle Bank	Tax Parcel ID No.
121 Abbeywood Drive	150 3rd Avenue South, Suite 1000	131 06 0F 029.00
Nashville TN 37215	Nashville, TN 37201	

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, **Vishesh Chachra, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Andrew West and Elizabeth Hart West, husband and wife**, ("Grantees"), its successors, 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 Lot 29, Plat of Burton Hills, Village of Abbeywood, Tract 21, as shown on plat of record in Plat Book 6900, Page 223, as amended in Book 7147, Page 423 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vishesh Chachra, Married, by Warranty Deed from Frank E. Gordon, Married, of record in Instrument No. 20141217-0115488, in the Register's Office of Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014.

Marrisa Lynn Chachra joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above-described property as spouse of Vishesh Chachra.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills Village of Abbeywood Tract 21, as recorded in Plat Book 6900, Page(s) 223 as amended in Book 7147, Page 423.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7146, Page 193, Assignment of Rights and Status of Developer recorded in Book 8967, Page 727, and amended in Book 9790, Page 987.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants and Agreements recorded in Book 11407, Page 927, as amended in Instrument No. 20031219-0181028 and Memorandum of Understanding recorded in Instrument No. 20040211-0016506.
Easement recorded in Book 7240, Page 543; Book 7240, Page 605; Book 7275, Page 826; Book 9193, Page 523 and Book 10859, Page 13.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7519, Page 978.

Agreement as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 121 Abbeywood Drive Nashville TN 37215

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 26th day of March, 2024.

Vishesh Chachra

Marissa Chachra

~~Maissa~~ Lynn Chachra

Marissa

STATE OF VIRGINIA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vishesh Chachra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2024.

Notary Public
My Commission Expires: 4-30-25

LORI BARBER NOLEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7963901
My Commission Expires April 30, 2025

STATE OF VIRGINIA)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marissa Lynn Chachra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2024.

Notary Public
My Commission Expires: 4-30-25

LORI BARBER NOLEN
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7963901
My Commission Expires April 30, 2025

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 26 day of March, 2024.

Affiant Signature
Date 3-27-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024