WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 6/23/25

Karen Johnson Davidson County
Batch# 1129012 DEEDWARR
04/30/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240430-0031413

This area for recording stamp

(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

MST 2024-0432

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonda Sengupta and Mathew Ostrander and Mathew Ostrander	New Owner	181-11-0B-091.00-CO
(NAME)	(NAME)	
7394 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Vikki L. Chandley, an unmarried woman as to an undivided 50% interest and Penny E. Campbell, an unmarried woman as to a undivided 50% interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonda Sengupta and Mathew Ostrander and Mathew Ostrander, 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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase Three, The Hills at Concord Place, (formerly know as Concord Place II, Phase 2) as shown on Exhibit A of the Fourth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Hills at Concord Place, of record in Instrument No. 20090627-0066661, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vikki L. Chandley, an unmarried woman, as to an undivided 50% interest and Penny E. Campbell, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20090701-0061164 Register's Office for Davidson County, Tennessee, dated June 29, 2009 and recorded on July 01, 2009.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become

due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 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 20071120-0136051, 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 Instrument Number 20050914-0110829, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20080627-0066661 and Instrument No. 20090528-0048902, Register's Office for Davidson County, Tennessee. Memorandum of Option of record in Instrument Number 20070423-0047758, in the Register's Office for Davidson County, Tennessee. Recognition Agreement of record in Instrument Number 20070423-0047760, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee. Easements to USA of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee. Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20050505-0050660, in the Register's Office for Davidson County, Tennessee. Water Quality Pond Serving Property as shown on Plat of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee.

This property, known as 7394 Autumn Crossing Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my/our hand(s) this 26 DAY OF APRIL, 2024.

Vikki L. Chandley

Vikki L. Chandley

Penny E. Campbell

Penny E. Campbell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Vikki L. Chandley and Penny E. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of April, 2024.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Certificate of Authenticity

I, Danielle Watson, 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 4/26/24.
Date

Danielle Watson
Affiant Signature

4/26/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 26th day of April, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY