THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547705** Karen Johnson Davidson County Batch # 1141485 DEEDWARR 06/03/2024 10:09:12 AM 2 pgs Fees: $13.00 Taxes: $2,701.00 20240603-0040891	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Shruti Sharma and Bhuminder Singh 6124 Brentwood Chase Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 16 0B 024.00

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, **Carolyn Reed, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shruti Sharma and Bhuminder Singh, 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 No. 24 on the Plan of BRENTWOOD CHASE, REVISION ONE, SECTION ONE of record in Plat Book 9700, Page(s) 936 through 941, inclusive, 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 Carolyn Reed, a married woman, by Quitclaim Deed from Carolyn Reed and Edmund Turnley III, wife and husband, of record in Instrument No. 20210628-0087377, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021 and recorded on June 28, 2021.

Being the same property conveyed to Carolyn Reed and Edmund Turnley, III, Wife and Husband, by Warranty Deed from Derek M. Griffith, a Single Man, of record in Instrument No. 20210628-0087375, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021 and recorded on June 28, 2021.

Edmund Turnley, III joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 BRENTWOOD CHASE, REVISION ONE, SECTION ONE, as recorded in Plat Book 9700, Page(s) 936-941.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MULHOLLAND, as recorded in Plat Book 9700, Page(s) 653 and 654.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52, Deed of Revocation in Instrument No. 20000531-0053797.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 89, Deed of Revocation in Instrument No. 20000531-0053796.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, Amended in Instrument No. 20000831-0086366, Corrective Amendment in Instrument No. 20150109-0002674, Instrument No. 20230717-0054820 and Instrument No. 20231114-0088600, Fines in Instrument No. 20161020-0111124, Abatement of Violations in Instrument No. 20161020-0111125, Notice of Covenants Violation in Instrument No. 20201022-0122926, Leasing Rules in Instrument No. 20210517-0065773, Amendment to ByLaws in Instrument No. 20191001-0100090 and Instrument No. 20211012-0136738, Parking Enforcement Rules in Instrument No. 20240223-0012428.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020515-0059485, Instrument No. 20030829-0126085, Instrument No. 20030912-0134317, Instrument No. 20030924-0141511, Instrument No. 20031031-0160434, Instrument No. 20031118-0168303 and Instrument No. 20031217-0180088.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Reservations of oil, gas and minerals of record in Instrument No. 20100528-0041384.

This is improved property located at 6124 Brentwood Chase Drive Brentwood TN 37027

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 30th day of May, 2024.

Carolyn Reed

Edmund Turnley, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of May, 2024.

CHAD T. EARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____