WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153745 DEEDWARR
07/02/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240702-0049887

W-SH-24-3608

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saraswathi Sindhu Muthiah and Shankarakailasam Muthu	**Lakeview Loan Servicing, LLC**	
(NAME)	(NAME)	
3608 Brookway Dr.	**3637 Sentara Way**	**050-02-0A-280.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Virginia Beach, VA, 23452**	
(CITY) (STATE) (ZIP)	(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, **NICHOLE FONTAINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARASWATHI SINDHU MUTHIAH AND SHANKARAKAILASAM MUTHU, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. 280 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scriveners Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belie Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, and Fourth Supplemental Amended and Restated in Instrument No. 202103030027665, and Amendment in Instrument No. 20200804-0085685, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nichole Fontaine, married woman by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200529-0055710 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on May 29, 2020. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein, subsequently having divorced said spouse of record in the Circuit Court for Davidson County, Tennessee, Case No. 20D590.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument No. 20171031-0111612, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, amended and restated in Instrument No. 20171116-0117974, Scrivener's Affidavit in Instrument No. 20171122-0119839 and amended in Instrument No. 20180105-0001817 and Instrument No. 20200804-0085685, Instrument No. 20190708-0066428,

Instrument No. 20191112-0116482 and Instrument No. 20210303-0027665, Register's Office for Davidson County, Tennessee.
- Deed of Common areas to HOA of record in Instrument No. 20180410-0033776, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052, Instrument No. 20100903-0070291, Instrument No. 20170918-0095214, Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessments - Agricultural of record in Instrument Number 20180302-0019975 and Instrument No. 20120213-0012668, Instrument No. 20140722-0065104 and Instrument No. 20140722-0065105, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3608 Brookway Dr., Nashville, Tennessee 37207**.

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 28th DAY OF JUNE, 2024.

Nichole Fontaine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of June, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 28, 2024**.

Affiant Signature

07/01/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 1, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY