Karen Johnson Davidson County
Batch# 1213751 DEEDWARR
12/10/2024 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20241210-0095808

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-24-5619

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of December, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohit Chopra and Simmi Sharma 3746 Central Pike Unit 1 Hermitage, TN 37076	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	086-10-0C-001.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Michael Robert Anderson and Kara Lynn Anderson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohit Chopra and Simmi Sharma, married to each other, joint tenants with full rights of suvivorship

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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 1, together with the appurtenant common elements, of 6Teen on Central Townhomes, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 6Teen on Central Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180413-0035135, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan of 3746 Central Pike, a Horizontal Property Regime with Private Elements, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6Teen on Central Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Michael Robert Anderson and Kara Lynn Anderson, husband and wife by Warranty Deed from Guerrier Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220128-0010238, Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 28, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3746 Central Pike, Unit 1, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 6th day of December, 2024.

Kara Lynn Anderson

Kara Lynn Anderson

Michael Robert Anderson

Michael Robert Anderson

STATE OF Florida
COUNTY OF Broward

On this 5th ~~6th~~ day of December, 2024, before me virtually appeared Kara Lynn Anderson, 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 5th ~~6th~~ day of December, 2024.

Shagay L Gordon

Notary Signature Shagay L Gordon
My commission expires: 04/22/2026

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF City of Alexandria

On this 5th ~~6th~~ day of December, 2024, before me virtually appeared Michael Robert Anderson, 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 5th ~~6th~~ day of December, 2024.

Mohamud Aden 7898118

Notary Signature
My commission expires: 03/31/2026

Electronic Notary Public

Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 12/05/2024

Number of Pages (including notarial certificate): 26

State of Florida County of Broward

This foregoing instrument was acknowledged before me by means of online notarization, this 12/05/2024 by Kara Lynn Anderson.

___ Personally Known OR ___ ✓ Produced Identification

Type of Identification Produced Iowa DL

Notary Shagay L Gordon

Shagay L Gordon

SHAGAY L GORDON
Notary Public - State of Florida
Commission # HH 250611
Expires on April 22, 2026

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 12/5/24.

Affiant Signature – Joshua A. Terry

12/9/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/9/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27