WARRANTY DEED

Karen Johnson Davidson County
Batch # 1215803 DEEDWARR
12/12/2024 02:18:20 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00

20241212-0096674

Y-HOM-24-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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)
Sumit Pruthi and Deepti Pruthi	Bank of America, N.A.	
(NAME)	(NAME)	**141-05-0A-050.00-CO**
1017 Nunnery Ln.	PO Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, Tx 75265	
(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, **JOHN M. FOWLER AND DEBORAH J. FOWLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMIT PRUTHI AND DEEPTI PRUTHI, A MARRIED COUPLE,** 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 Lo No. 50 on the Plan of Avondale Park, Phase 1, Section 1A of record at Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete description.

Being the same property conveyed to John M. Fowler and Deborah J. Fowler, Husband and Wife by Warranty Deed from John P. Kelsey and Wife, Heather L. Kelsey of record in Instrument No. 20150602-0051392 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20080226-0018937, 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 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, Instrument No. 20110512-0036442, Instrument No. 20080701-0067905 and Instrument No. 20040204-0013639 in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20090414-0033625, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Public Utility Easement of record in Instrument Number 20080701-0067906, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed of record in Instrument Number 20120112-0003463, in the Register's Office for Davidson County, Tennessee.
• Assignment of Contract of record in Book 5902, Page 469 and Instrument No. 20041207-0145663, in the Register's Office for Davidson County, Tennessee.
• Agreement of record in Book 5348, Page 362, in the Register's Office for Davidson County, Tennessee.
• Deed of record in Book 840, Page 540, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
• Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
• Easement for right of way of an electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
• Easement for electric power transmission lines and poles with rights of ingress and egress granted United States of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
• Easement for water line in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
• Easement for sewer line in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
• Easement for water main in Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
• Water Line Easement of record in Book 5738, Page 819, of which was abandoned in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
• Advertising space lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.
• Memorandum of lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.
• Advertising Space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee.
• Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register' s Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
• Quit Claim Deed to HOA of record in Instrument Number 20070130-0009317 and in Instrument No. 20190618-0058614, in the Register's Office for Davidson County, Tennessee.
• Easement for Right of way of record in Book 341, Page 277 and in Book 350, Page 371 and in Book 362, Page 561 and in Book 787, Page 7 and Plat Book 4300, Page 49, in the Register's Office for Davidson County, Tennessee.
• Easement for Water main Across of record in Book 840, Page 540, in the Register's Office for Davidson County, Tennessee.
• Easement for Access of record in Book 4116, Page 151 and in Instrument No. 20041207-01145662, in the Register's Office for Davidson County, Tennessee.
• Right-of-way of all roads of the Nashville, Chattanooga and St. Louis Railway and Spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right-of-way having been granted by deed from S.F. Newsom to Nashville, Chattanooga and St. Louis Railway, of record in Book 341, page 277, Register's Office for Davidson County, Tennessee; by deed form S.F. Newsom to Nashville, Chattanooga and St. Louis Railway, of Record in Book 350, page 371, Register's Office for Davidson County, Tennessee; by deed from J.B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga and St. Louis Railway, of record in Book 362, Page 561, Register' s Office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga and St. Louis Railway, of recording Book 513, Page 396, Register' s Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.
• Lack of direct access to Highway I-40 from the Property, such right a of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of the which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee.
• Easement of record in Book 4118, Page 694, in Book 4228, Page 635 and in Book 4273, Page 280 and in Book 4364, Page 895 and in Book 10748, Page 876 and in Instrument No. 20090707-0063325 and in Instrument No. 20140416-0003778 and affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Nunnery Ln., Nashville, Tennessee 37221**.

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 10th DAY OF DECEMBER, 2024.

John M. Fowler

Deborah J. Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. FOWLER, 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 10th of December, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH J. FOWLER, 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 10th of December, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY