THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450595**	STATE OF TENNESSEE) COUNTY OF SUMNER) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2025. Notary Public My Commission Expires: 03/03/2026

RINI FARRELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-03-2026

Karen Johnson Davidson County
Batch# 1269915 DEEDWARR
05/07/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250507-0035803

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jay Hemant Topiwala 8204 Ramstone Way Antioch TN 37013	Jay Hemant Topiwala 8204 Ramstone Way Antioch TN 37013	Tax Parcel ID No. 182 06 0A 171.00

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, **Thomas Dearduff and Gabrielle Dearduff, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay Hemant Topiwala, a single man**, ("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. 168 on the OLD HICKORY HILLS, PHASE TWO - SECTION ONE of record in Plat at Instrument No. 20030623-0086188, 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 Thomas Dearduff and Gabrielle Dearduff, husband and wife, by Warranty Deed from Jesse William Bobick and Jamie Erin Bobick, husband and wife, of record in Instrument No. 20220823-0095142, in the Register's Office of Davidson County, Tennessee, dated August 22, 2022 and recorded on August 23, 2022.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 OLD HICKORY HILLS, PHASE TWO - SECTION ONE, as recorded in Plat Instrument No. 20030623-0086188.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730 and Rules & Regulations recorded in Instrument No. 20151229-0130686.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749.

Charter for Old Hickory Hills Homeowners Association, Inc., as recorded in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385.

This is improved property located at 8204 Ramstone Way Antioch TN 37013

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 5th day of May, 2025.

Thomas Dearduff

Gabrielle Dearduff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Dearduff and Gabrielle Dearduff, 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 5th day of May, 2025.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 5th, MAY 2025.

Custodian's Signature — 05/07/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 7th day of MAY 2025.

Notary Public

MY COMMISSION EXPIRES: 5/24/2028

