WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $638,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1287381
06/20/2025 10 21 57 AM
Fees $13 00 Taxes $2,360 60

20250620-0048369

Davidson County
DEEDWARR
2 pgs

File #25-PA-7508-C

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ulysses Pacheco and Kellie Pacheco	**New Owner**	
(NAME)	(NAME)	**181 10 0A 316.00**
7508 Oakledge Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

OSMAN MALIK AND KIRAN HUMAYUN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ULYSSES PACHECO AND KELLIE PACHECO, HUSBAND AND WIFE,

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 Lot No 1043 on the Plan of AUTUMN OAKS SUBDIVISION, PHASE 10B, A CLUSTER SUBDIVISION of record in Plat Instrument No 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Osman Malik and Kiran Humayun, husband and wife, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No 20150625-0061058, in the Register's Office of Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN OAKS SUBDIVISION, PHASE 10B, A CLUSTER SUBDIVISION, as recorded in Plat Instrument No 20140331-0026145

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D Boundary Autumn Oaks, R-20 Residential P U D, as recorded in Plat Book 6900, Page 786

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20010912-0099443 as amended in Instrument No 20030513-0064238 and Instrument No 20101206-0096935

*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6704, Page 397 and Book 6704, Page 405, as amended in Book 6968, Page 30

*Easement for Right of Way, recorded in Book 2245, Page 271

*Easement for Furnishing of Water, recorded in Book 3376, Page 239

*Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

*Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 9343, Page 196; Book 9343, Page 199; Book 11217, Page 799.

*Easement recorded in Book 261, Page 284; Book 475, Page 547; Book 6704, Page 397.

*Charter for Autumn Oaks Homeowners Association, Inc. recorded as Instrument No. 20010912-0099442.

*Common Open Space Deed recorded as Instrument No. 20191115-0117964.

*Resolution by the Autumn Oaks HOA Board of Directors recorded as Instrument No. 20100414-0028160.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **7508 Oakledge Drive, Brentwood, TN 37027**.

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 18th day of June, 2025.

Osman Malik

Kiran Humayun

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ DuPage

On this 18th day of June, 2025, before me personally appeared Osman Malik, 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 18th day of June, 2025.

Notary Signature
My commission expires: 6/26/2027
STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ DuPage

KAREN THOMPSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 06-26-2027

On this 18th day of June, 2025, before me personally appeared Kiran Humayun, 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 18th day of June, 2025.

Notary Signature
My commission expires: 6/26/2027

KAREN THOMPSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 06-26-2027