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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250851832

Karen Johnson Davidson County
Batch # 1317752 **DEEDWARR**
09/03/2025 10 08 53 AM 2 pgs
Fees $13 00 Taxes $2,719 50

20250903-0070189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $735,000 00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025

Notary Public
My Commission Expires

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information.
Kunal Sharma and Ratika Sharma 6021 Brentwood Chase Dr Brentwood TN 37027	New Owner	Tax Parcel ID No 160 16 0B 071 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, **Ahmad Rashid and Hamama Tul Bushra, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kunal Sharma and Ratika Sharma, husband and wife,** ("Grantees"), their 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. 88, on the Plan of REVISION ONE, SECTION ONE, BRENTWOOD CHASE, of record in Plat Book 9700, Pages 936-941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ahmad Rashid and Hamama Tul Bushra, husband and wife, by Warranty Deed from Louis Vontrell Conley, Sr. and Denaya Danyelle Conley, husband and wife, of record in Instrument No 20220802-0087879, in the Register's Office of Davidson County, Tennessee, dated August 01, 2022, and recorded on August 02, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION ONE, BRENTWOOD CHASE, as recorded in Plat Book 9700, Page(s) 936 thru 941 and Revising the Plat Book 9700, Page 850 thru 855.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52 and Deed of Revocation recorded in Instrument No. 20000531-0053797.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, as amended in Instrument No 20000831-0086366 and Corrective Amended in Instrument No. 20150109-0002674 and Fines recorded in Instrument No. 20161020-0111124 and Abatement of Violations recorded in Instrument No 20161020-0111125 and Amendment to Bylaws recorded in Instrument No 20191001-0100090 and Notice of Covenants Violation recorded in Instrument No. 20201022-0122926 and Leasing Rules recorded in Instrument No. 20210517-0065773 and Amendment to Bylaws recorded in Instrument No. 20211012-0136738 and Corrective Amended recorded in Instrument No 20230717-0054820, Instrument No 20231114-0088600 and Parking Enforcement Rules recorded in Instrument No. 20240223-0012428

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Instrument No 20030110-0004465

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Charter for Brentwood Chase Community Association recorded as Instrument No. 20000524-0051842

Common Open Space Deed recorded as Instrument No. 20010208-0012529.

Easement for the flow of the waters of Unknown, and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 6021 Brentwood Chase Dr Brentwood TN 37027

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, Grantors warrant that this instrument is effective as of the 29th day of August, 2025.

Ahmad Rashid

Hamama Tul Bushra

HTB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ahmad Rashid and Hamama Tul Bushra, 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 22 day of August, 2025

Notary Public
My Commission Expires 6/23/2028

Official Seal
DAFNE B NAWROT
Notary Public, State of Illinois
Commission No 912666
My Commission Expires June 23, 2028