This instrument prepared by: AND RETURN TO:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 79717 DEEDWARR
04/11/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180411-0034027

State of Tennessee
County of ~~Davidson~~ Williamson DP

The actual consideration or value, whichever is greater for this transfer is: $ 225,000.00

Affiant Signature

Subscribed and sworn to before me on this the 10th day of April, 2018

Notary Public

My Commission expires _____/_____/_____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

NAME AND ADDRESS OF PROPERTY OWNER:
Khadka Rai
Ganja M. Ray
5608 Cedar Ash Crossing
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 16413002600

WARRANTY DEED

18NT00160

Effective the 10th day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

OLIVER ARELLANO, AKA OLIVER RAYO ARELLANO, AND OLIVER ARELLANO RAYO, AND KARLA TORRES, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KHADKA B. RAI, A MARRIED MAN AND GANJA M. RAI, AN UMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Final Plat Section One, Asheford Crossing of record in Plat Book 7900, Page 937, 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 Oliver Rayo Arellano, unmarried, by Warranty Deed from Jason Henderson joined by his wife, Ashley Henderson, dated 04/23/2014 and recorded 04/24/2014 as Document Number 20140424-0034721, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5608 Cedar Ash Crossing, Antioch, TN 37013.

KARLA TORRES JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY INTEREST SHE MIGHT HAVE IN THE ABOVE DESCRIBED PROPERTY, PARTICULARLY ANY MARITAL INTEREST.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of April, 2018

Oliver Arellano ROYO

Oliver Arellano
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Oliver Arellano*, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of April, 2018. * AKA Oliver Rayo Arellano and Oliver Arellano Rayo

S.R.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this the 10th day of April, 2018

Karla Torres
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Karla Torres, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of April, 2018.

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201804110034027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

