This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 228218 DEEDWARR
05/10/2019 08:48:44 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20190510-0043891

NEW OWNER:
Jai Moolchandani and wife,
Vinita Moolchandani
1709 Timber Pt.
Nashville, TN 37214

SEND TAX BILL TO:
Gold Star Mortgage Financial Group
100 Phoenix Dr., Ste. 300
Ann Arbor, MI 48108

MAP & PARCEL:
108-16-A-42.00.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gurbachan Rai and wife, Harjeet K. Rai,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Jai Moolchandani and wife, Vinita Moolchandani, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gurbachan Rai and wife, Harjeet K. Rai by Warranty Deed from Chulsung Kim and Jihyun Kim, husband and wife, dated 8/30/20213 and recorded 9/5/2013, of record in Instrument No. 20130905-0093532, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Gurbachan Rai and wife, Harjeet K. Rai** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to

convey it and the same is unencumbered, unless otherwise herein set out;

AND **Gurbachan Rai and wife, Harjeet K. Rai** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1709 Timber Pt., Nashville, TN 37214

Executed on this 25th of April, 2019

Gurbachan Rai by Attorney-in-Fact

Gurbachan Rai
By Shannon Carter, Attorney-In-Fact

Harjeet K. Rai by Attorney-in-Fact

Harjeet K. Rai
By Shannon Carter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Shannon Carter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Gurbachan Rai and wife, Harjeet K. Rai** and that she is authorized by **Gurbachan Rai and wife, Harjeet K. Rai** to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand this 25th of April, 2019

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 25th of April, 2019

Notary Public

My Commission Expires: 1/23/23