Karen Johnson Davidson County
Batch# 258845 DEEDWARR
07/19/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20190719-0070769

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of 7/14, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Silvano Melchor Marquez	Franklin Synergy Bank	162 03 0.062.00
(NAME)	(NAME)	
309 Jenny Murff Dr	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ram Rai, married man, and Binod Rai, single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Silviano Melchor Marquez, single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 188 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ram Rai and Sanchi Rai, husband and wife, Binod Rai, a single man by Warranty Deed from Douglas Adams and Tonya Adams dated January 23, 2017 and recorded January 24, 2017, in Instrument No. 20170124-0007806, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ram Rai, married man, and Binod Rai, single man by Quitclaim Deed from Ram Rai and Sanchi Rai, husband and wife; and Binod Rai, a single man, dated February 1, 2019 and recorded February 5, 2019, in Instrument No. 201902050010893, in said Register's Office for Davidson County, Tennessee.

Sanchi Rai is not joining in the execution of this deed due to never residing in the above described property, therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-1906043SSO

unimproved ☐
This is improved ☒ property, known as 309 Jenny Murff Dr, Antioch, TN 37013

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; and we do covenant with the 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, 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 Grantees, 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 our hands this 15 day of July, 2019

Ram Rai

Binod Rai

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ram Rai and Binod Rai, the bargainor, 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, this the 15th of July, 2019.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-1906043SSO

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY