WARRANTY DEED

Karen Johnson Davidson County
Batch# 343621 DEEDWARR
01/15/2020 12:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200115-0005447

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Kana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of January 2020

Notary Public

MY COMMISSION EXPIRES: 12-7-2021
(AFFIX SEAL)

RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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).
Gobinda Majhi and Kamala Majhi	Cardinal Financial Company, Limited Partnership	174 11 0A 102.00
(NAME)	(NAME)	
1284 Blairfield Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	
(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, **Adonis Holbrooks and Jaimee Holbrooks, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gobinda Majhi and Kamala Majhi,, Husband and Wife** 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 No. 198, on the Plan of Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 20020712-0084136 as corrected in Instrument No. 20030210-0018021, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adonis Holbrooks and Jaimee Holbrooks, husband and wife by Deed from J.C. Hite, an unmarried man dated December 20, 2013 and recorded December 31, 2013 as Instrument No. 20131231-0131132, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1284 Blairfield Drive, Antioch, TN 37013

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)

File Number: FND-1912705BSO

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 13th day of January, 2020.

Adonis Holbrooks by Jaimee Holbrooks, Attorney-in-Fact
Adonis Holbrooks,
by Jaimee Holbrooks, Attorney-in-Fact

Jaimee Holbrooks
Jaimee Holbrooks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jaimee Holbrooks, 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 13th of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jaimee Holbrooks , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adonis Holbrooks, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Adonis Holbrooks, for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FND-1912705BSO