This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6244

Karen Johnson Davidson County
Batch# 361463 DEEDWARR
02/21/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20200221-0019485

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant – or – buyer

Subscribed and sworn to before me, this the 20th day of February, 2020

Notary Public
My Commission Expires: 1-3-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shyam Rai and Nanda Rai 612 Copper Ridge Trail Nashville, TN 37013	Lincoln Home Loans 40 Burton Hills Boulevard Suite 200 Nashville, TN 37215	173-04-0A-253.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nikita Jones-Houston and Lamar D. Houston, Trustees of The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHYAM RAI, A MARRIED MAN, AND NANDA RAI, AN UNMARRIED MAN, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), his/her/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. 382 on the Plan of Phase Two, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 19991213-0302267, 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 Lamor D. Houston, Sr. and Nikita L. Jones-Houston, Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015 by Warranty deed from Shelly M. Ball and Terry L. Ball of record in Instrument

No. 20170321-0027472 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 21, 2017.

This is ☒ improved or ☐ unimproved property located at: **612 Copper Ridge Trail, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of February, 2020.

GRANTOR:
The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015.

By: _____
Nikita Jones-Houston, Trustee

By: _____
Lamar D. Houston, Trustee

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nikita Jones-Houston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she~~/they is the Trustee of Nikita Jones-Houston and Lamar D. Houston, Trustees of The Lamar D. Houston and Nikita L. Jones-Houston Joint Living Trust, dated January 20, 2015, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of February, 2020.

JOANN CANNON
COMM. # 2172668
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

_____
Notary Public
My Commission expires: 12/17/2020

202002210019485

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am 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.

Penny Y. Ray

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)