This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020030005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $329,900.00

Karen Johnson Davidson County
Batch# 424842 **DEEDWARR**
06/24/2020 09:32:48 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20200624-0067981

Sworn to and subscribed before me this 23 day of JUNE, 2020.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Sancha Rai		149-15-0A-16300-CO
916 Mulberry Hill Place	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samira Magar and Sancha Rai, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, 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 Trendmark Construction, LLC by Warranty deed from Danco Property Investments, LLC of record in Instrument No. 20190612-0056372 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 12, 2019.

This is improved property known as **916 Mulberry Hill Place, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of May, 2020.

Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
Brent G. Hopper, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, sole member for the purpose therein contained.

Witness my hand and seal, this 14th day of May, 2020

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023