# WARRANTY DEED

Karen Johnson Davidson County
Batch# 427062 **DEEDWARR**
06/26/2020 11:20:42 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20200626-0069336

STATE OF TENNESSEE

COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Shawn Johnson and Elizabeth Estelle Crawford | New Owner | Parcel ID: 174010C13600CO |
| (NAME) 1256 Anduin Ave | (NAME) | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (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, **Sancha Rai, married man and Tara Sarki, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn Johnson and Elizabeth Estelle Crawford, tenancy by entirety**, 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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. 136, on the Plan of Riverdell Woods Subdivision, Phase 2, Section 3, according to plat and survey appearing of record in Instrument Number 20141104-0101766, Register's Office for Davidson County, Tennessee, to which alt reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sancha Rai, a married man and Tara Sarki, his wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, by deed dated August 12, 2015, filed of record on August 19, 2005, of record in Instrument No. 20150819-0083680, Register's Office for Davidson County, Tennessee. Tara Sarki was incorrectly shown as Sancha Rai's wife. Tara Sarki is unmarried.
Samir Magar joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.



FND-2007300SSO

Return to:
Rudy Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
TLE #: 18-P-20-1256

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 1256 Anduin Ave, 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 22 day of June, 2020.

Sancha Rai

Tara Sarki

Samir Magar

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sancha Rai, Tara Sarki, and Samir Magar, 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 22nd of June, 2020.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

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