Karen Johnson Davidson County
Batch# 452661 DEEDWARR
08/07/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200807-0088414

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suk Rai	SWBC mortgage Corp.	173-04-0-A-254.00 CO
(NAME)	(NAME)	
608 Copper Ridge Trail	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Ashraf Tanas, also known as Ashraf Tana and Aida Faltas, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suk Rai and Aita Rai, wife and husband, tenancy by the 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:

Land in Davidson County, Tennessee, being LOT 383, PHASE TWO, OAK HIGHLANDS, as shown on plat of record in Instrument No. 19991213-0302267, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashraf Tana and Aida Faltas, husband and wife, by Warranty Deed from Jennifer K. Clune and Adam P. Clune, wife and husband, dated April 12, 2012, of record in Instrument No. 20120416-0032126, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 608 Copper Ridge Trail, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 19991213-0302267; Restrictions of record in Book 7350, page 24, re-recorded in Book 7367, p[age 587, amended in Book 8965, page 77 and Instrument No. 20000428-0042354; By-Laws of record in Book 8765, page 90; Articles of Incorporation/ Charter of record in Book 7337, page 529; Book 8765, page 100 and Instrument No. 20070807-0093758; Stormwater Detention Agreement of record in Instrument No. 20020627-0077608; Agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Instrument No. 20011120-0127790; Conveyance of common area to Homeowners Association of record in Instrument No. 20000502-0044049 and Instrument No. 20130523-0052438; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 6th day of August, 2020.

ASHRAF TANAS
Ashraf Tanas

Aida Faltas
Aida Faltas

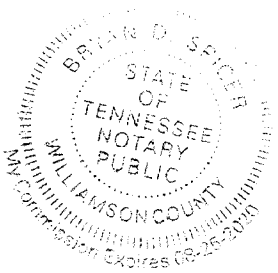
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ashraf Tanas and Aida Faltas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 32233



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY