Karen Johnson Davidson County
Batch# 494653 DEEDWARR
10/14/2020 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20201014-0119312

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
FHTS# NAS2020093591

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Shubash Singh and Jelene Singh 310 Conoga Drive Nolensville, TN 37135	SAME	149-02-0-090.00

WARRANTY DEED

THIS INDENTURE, made **this** 9th **day of** October, 2020 between **NICOLE MOORE WORKMAN, married, a resident of Knox County, Tennessee and NATALIE R. STORMENT, married, a resident of Iredell County, North Carolina, devisees under the Last Will and Testament of Diana Sue Young, deceased** (collectively "Grantor") and **SHUBASH SINGH and wife, JELENE SINGH**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Oakwood Subdivision, Phase II, Section I, of record in Plat Book 7900, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diana S. Young, unmarried, by Warranty Deed from Centex Real Estate Corporation, of record in Book 8837, Page 298, Register's Office for Davidson County, Tennessee, dated December 31, 1992 and recorded on January 11, 1993.

The said Diana S. Young died on or about August 8, 2020, her Last Will and Testament being filed under Docket No. 20P1495, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Judy Moore predeceased Diana S. Young, having died on or about March 24, 2018.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular 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 hereunder set Grantor's hand and seal as of the date first recited above.

NICOLE MOORE WORKMAN

NATALIE R. STORMENT

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Nicole Moore Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 9th day of October, 2020.

Notary Public
My Commission Expires: 6-27-2023

SUE SMARTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Natalie R. Storment**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 9 day of October, 2020.

Notary Public
My Commission Expires: 09/06/2021

NOTARY PUBLIC STATE OF TEXAS
PAUL BERBER, JR.
My Notary ID # 131270140
Expires September 6, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$220,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 14th day of October, 2020.

Notary Public
My commission expires: 3-5-24

B. CHANG
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 3-5-2024

TRUE COPY CERTIFICATION

I, Jennifer Fox, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law.

Jennifer Fox

Signature

State of Tennessee

County of Knox

Personally appeared before me, B. Chang,

a notary public for this county and state,

Jennifer Fox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

B. CHANG
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 3-5-2024

Notary's Signature

My Commission Expires: 3-5-24

Notary's Seal: