Karen Johnson Davidson County
Batch# 531065 DEEDWARR
12/11/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201211-0145491

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

File Number: 20111093

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 7th day of December, 2020.

Notary Public
My Commission Expires: 12-18-22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lok Nath Pradhan	SWBC Mortgage	181-03-0A-252.00-CO
7274 Santeelah Way	9311 San Pedro Ave #100	
Antioch, TN 37013	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danielle Hines, f/k/a Danielle Whitlow, and Sylvester Richard Hines, wife and husband, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lok Nath Pradhan, a married man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 75, as shown on the map entitled Section One of Phase One Addition to Indian Creek RS-10 Subdivision-Cluster Lot Option, of record as Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danielle Whitlow and Sylvester Richard Hines, wife and husband by Quitclaim Deed from Danielle Whitlow, dated September 8, 2017, of record in Instrument No. 20170918-0095468, Register Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7274 Santeelah Way, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of December, 2020.

Danielle Hines

Sylvester Richard Hines

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Danielle Hines and Sylvester Richard Hines with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 7th day of December, 2020.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21

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