Karen Johnson Davidson County
Batch# 544614 DEEDWARR
01/04/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,337.55
20210104-0000647

Name and Address of New Owner:
Apsana and Abisake Pradhan
900 Cabernet Trail
Nashville, TN 37013

Send Tax Bills To: SWBC
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173040A32800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Jabali, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abisake Pradhan, unmarried and Apsana Pradhan, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot Number 299 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, as shown on plat of record in Instrument No. 20040128-0010661, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Austin Jabali, an unmarried man, by Warranty Deed from Regions Bank, successor by merger to Union Planters Bank, recorded on May 21, 2013, of record in Instrument No. 20130521-0051257, Register's Office for Davidson County, TN.

This is improved property known as 900 Cabernet Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of December, 2020.

_____(SEAL)
Austin Jabali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2020, before me personally appeared Austin Jabali, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2020.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $361,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of December, 2020.

_____
Notary Public
My commission expires:
File No. 2020-1984

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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