WARRANTY DEED

When recorded return to
Midtown Title LLC
2920 Berry Hill Dr #210
Nashville TN 37204

Y-SB-BR-21-7148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ashok Rai and Phul Rai	**CMG Mortgage, Inc., dba CMG Financial**	
(NAME)	(NAME)	
7148 Smokey Hill Road	**3160 Crow Canyon Rd., Ste 400**	**183-05-0A-367.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY L. LOCKRIDGE AND KIMBERLY R. LOCKRIDGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHOK RAI, MARRIED, AND PHUL RAI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Phase 3, Section 10, October Woods, R10 Residential P.U.D. of record in Plat at Instrument No. 20040114-0005885, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney L. Lockridge and Kimberly R, Lockridge, husband and wife by Warranty deed from H & J Builders Inc., a Tennessee Corporation of record in Instrument No. 20050225-0021028 Register's Office for Davidson County, Tennessee, dated February 04, 2005 and recorded on February 25, 2005.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 7900, Page 909, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276 and Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument No. 20071221-0146548, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7148 Smokey Hill Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 556805 DEEDWARR
01/20/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210120-0008386

Witness my/our hand(s) this the 19th DAY OF JANUARY, 2021.

Rodney L. Lockridge

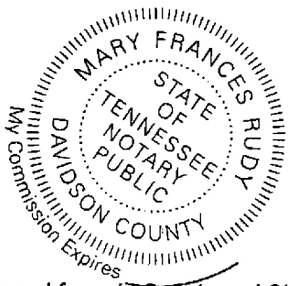
Kimberly R. Lockridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY L. LOCKRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

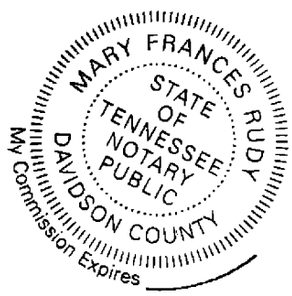


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY R. LOCKRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



True Copy Certification

I, Christopher M. Corriveau, 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 document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

