Karen Johnson Davidson County
Batch# 560713 DEEDWARR
01/26/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20210126-0011163

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bal Pradhan 1036 Blairfield Dr Antioch, TN 37013	Pinnacle Bank 150 3rd Ave S #1000 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 174110A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$341,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Allingham, III and Welling Xiong, husband and wife**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Bal Pradhan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Cane Ridge Farms, Phase One, of record in Instrument No. 20000825-0083988, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Allingham, III and Welling Xiong, by Warranty Deed from Randall B. Smith and Corey Craig and Lloyd Craig, dated December 1, 2008 and recorded on December 12, 2008 of record in Instrument no. 20081212-0119764, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Instrument No. 20000825-0083988, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20100526-0040558; Instrument No. 20120604-0048269; and, Instrument No. 20160601-0055259, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360, said Register's Office. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.

This is improved property, known as 1036 Blairfield Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16 day of January, 2021

x _____ x _____
Robert Allingham, III **Weiling Xiong**

State of Texas

County of Harris

On this 16 day of January, 2021, before me the undersigned authority, personally appeared Robert Allingham, III and Weiling Xiong, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/25/2023

_____
Notary

REYNA SOLANO
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-25-23
Notary ID # 13226400-2

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $341,000.00.

_____
Affiant

Sworn and subscribed before me this 16th day of January, 2021

My Commission Expires: 12-18-22

_____
Notary

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

