Karen Johnson Davidson County
Batch# 651967 DEEDWARR
06/08/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20210608-0076789

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Deepak Rai
5145 W OAK HIGHLAND DR
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
SWBC
9311 San Pedro #100
San Antonio, TX 78216

MAP 173
GROUP 04 0A
PARCEL 127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CH & CH LLC., a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Deepak Rai and Champa Yakha, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to CH & CH LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC. as Substitute Trustee, dated December 7, 2020 and filed of record January 25, 2021 in Instrument No. 20210125-0010821, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Oak Highlands, Phase 1, of record in Book 6900, Page 432, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 7350, Page 24, Book 7367, Page 587, Book 8037, Page 362, and Book 8765, Page 77, said Register's Office.
4. By-Laws contained in instrument of record, Book 7367, Page 615 and Book 8765, Page 90, said Register's Office.
5. Articles of Incorporporation of record in Book 7337, Page 530, said Register's Office.
6. Quitclaim Deed of record, Book 7473, Page 697, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davivdson County.

This is improved property known as 5145 W OAK HIGHLAND DR, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Deepak Rai and Champa Yakha, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 3rd day of June, 2021.

CH & CH LLC., a Tennessee limited liability companyMember

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **CH & CH LLC., a Tennessee limited liability company**, the within named bargainor, Eric Sox, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee limited liability company** as such Member.

WITNESS my hand and official seal at office this 3rd day of June, 2021.

NOTARY PUBLIC My Commission Expires:
My Commission Expires: January 23, 2023

JAMES EARLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $455,000.00.

Wayne Burnett
AFFIANT

Subscribed and sworn to before me on this 3rd day of June, 2021.

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 08/02/25

NOTARY PUBLIC
My Commission Expires:

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

