Name and Address of New Owner:
Buddhi M. Rai and Manju Rai
132 Sundown Drive
Antioch, TN 37013

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12390-PR

Send Tax Bills To:
Castle & Cooke
13751 South Wadsworth Park Drive, Suite 101
Draper, UT, 84020-7947

Karen Johnson Davidson County
Batch# 656079 DEEDWARR
06/14/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210614-0079976

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

Map & Parcel No: 182-01-0-A-0300CO

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, **Matthew Eleam and wife, Sarah Eleam**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Buddhi M. Rai and Manju Rai, husband and wife, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 187, on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew Eleam and wife, Sarah Eleam, by Warranty Deed from Damon W. Goude and wife, Sarah L. Goude, recorded on March 20, 2014, of record in Instrument No. 20140320-0022992, Register's Office for Davidson County, TN.

This is improved property known as 132 Sundown Dr., 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 11th day of June, 2021.

_____(SEAL)
Matthew Eleam

_____(SEAL)
Sarah Eleam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2021, before me personally appeared Matthew Eleam and Sarah Eleam, 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 11th day of June, 2021

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $400,000.00, 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
11th day of June, 2021.

Leah Moore
Notary Public
My commission expires:
File No. 2021-2861

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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

