This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 684425 DEEDWARR
07/27/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20210727-0100637

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $371,500

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of July, 2021.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Rajni Chhetri and Mangli Chhetri
5546 Oak Chase Dr
Nashville, TN 37013

SEND TAX BILLS TO: SWBC-9311 San Pedro #100, San Antonio, TX 78216
~~New Owner~~
MAP AND PARCEL NUMBER: Tax ID #: 173040A37300CO

WARRANTY DEED

21NT01531

Effective the 20th Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alan B. Hooper, and wife, Casey Hooper

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rajni Chhetri, a single woman and Mangli Chhetri, a married woman as joint tenants

Hereinafter called the GRANTEES, their 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. 341 on the Plan of Final Plat Section Four Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, 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 premises as conveyed in Deed from Yazdian Construction, Inc. recorded 04/25/2006 in Document Number 20060425-0047030, Book NA, Page NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5546 Oak Chase Dr, Antioch, TN 37013-4248

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 20th day of July, 2021

Alan B. Hooper

State of Texas }
County of Tarrant }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alan B. Hooper**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 10/26/2023

HELEN JOY LEE
My Notary ID # 130330667
Expires October 26, 2023

Casey Hooper

State of Texas }
County of Tarrant }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Casey Hooper**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 10/26/2023

HELEN JOY LEE
My Notary ID # 130330667
Expires October 26, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

J. Carlton Drumwright

July 20, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 20, 2021.

Notary

My Commission Expires: 12/18/22

