Karen Johnson Davidson County
Batch# 690647 DEEDWARR
08/04/2021 03:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20210804-0105051

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3954

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2021

Notary Public

Commission Expires: 9/6/22

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anil Shanker and Rita Rani Shanker 7557 Oakhaven Trace Nashville, TN 37209	Loan Depot, LLC 25500 Commercentre Drive Ste 100 Lake Forest, CA 92630	114-03-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eric W. Crafton and Miiko Crafton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anil Shanker and Rita Rani Shanker, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 29 on the Plan of Final Plat of Oakhaven Subdivision, Section 5 of record in Plat at Instrument No. 20020618-0073568, 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 a portion of the same property conveyed to Johnny Stinson and wife, Donetta Stinson by Warranty Deed from Josephine V. Andrews, a widow woman of record in Book 5097, Page 221 Register's Office for Davidson County , Tennessee, dated November 26, 1976 and recorded on December 16, 1976.

Being a portion of the same property conveyed to Eric Crafton and Wayne Crafton by Warranty Deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson of record in Book 9834, Page 207 Register's Office for Davidson County , Tennessee, dated October 20, 1995 and recorded on October 20, 1995.

Being a portion of the same property conveyed to Jimmy A. Duncan, trustee by Quitclaim Deed from Wayne Crafton, unmarried and Eric Crafton of record in Instrument No. 20010129-0008478, Register's Office for Davidson County, Tennessee, dated January 26, 2001 and recorded on January 29, 2001 and within the same deed the said Jimmy A. Duncan, trustee conveyed his interest in the subject property to Eric Crafton and wife, Miiko Crafton, as tenants by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7557 Oakhaven Trace, Nashville, TN 37209

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; and we so covenant with the 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, 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 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.

Dated this the 29th day of July, 2021.

Eric W. Crafton
Eric W. Crafton

Miiko Crafton
Miiko Crafton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric W. Crafton and Miiko Crafton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of July, 2021.

Notary Public
My Commission Expires: 01/16/2022

COUNTY OF DAVIDSON
SUSAN T. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
(Notary Seal)

I, Andy Maloney, 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 7/29/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES 1/16/22

LAURA JANE SHOUP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED