WARRANTY DEED

Karen Johnson Davidson County
Batch# 701463 DEEDWARR
08/20/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210820-0112643

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF AUGUST, 2021

Notary Public

MY COMMISSION EXPIRES: 8-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Man Pradhan Sarita Subba	SWBC	
(NAME)	(NAME)	181030A00400CO
	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Betty A. Roberts and Marti E. Roberts, a married couple** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Man Pradhan and Sarita Subba, husband and wife ,** HEREINAFTER CALLED THE GRANTEE, 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. 4 on the Plan of Subdivision Plat of Section One, Indian Creek Estates, Old Hickory Blvd of record in Plat Book 9700, Page (s) 556 and 557, 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 the same property conveyed to Marti E. Roberts and wife, Betty A. Roberts by Warranty deed from Eugene A. Collins, unmarried of record in Book 11272, page 311, Register's Office for Davidson County, Tennessee, dated December 21, 1998 and recorded on December 30, 1998. (Value or consideration shown in aforementioned deed $166,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 6520 Broken Bow Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 16th day of August, 2021.

Betty A. Roberts

Betty A. Roberts

Marti E. Roberts

Marti E. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

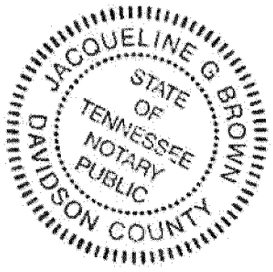
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Betty A. Roberts and Marti E. Roberts**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



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 August 16, 2021.

J. Carlton Drumwright

August 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 16, 2021.

Notary

My Commission Expires: 12/18/22

