WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12551-22

Karen Johnson Davidson County
Batch# 712454 DEEDWARR
09/09/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210909-0121051

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sameer Rai and Monu Rai	New Owner	Parcel ID: 181 03 0A 042.00
(NAME)	(NAME)	
6545 Broken Bow Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra Goodwin, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sameer Rai and Monu Rai, husband and wife**, 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. 42 on the Plan of Section One, Indian Creek Estates, as of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Sandra Goodwin, by Quitclaim Deed from George Goodwin, of record in Instrument No. 20140620-0054106 in the Register's Office of Davidson County, Tennessee, dated June 20, 2014 and recorded on June 20, 2014.

Being the same property conveyed to George Goodwin, by Warranty Deed from Eugene A. Collins, unmarried, of record in Instrument No. 20010105-0001965, in the Register's Office of Davidson County, Tennessee, dated January 02, 2001 and recorded on January 05, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6545 Broken Bow Drive, Antioch, TN 37013

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 our hands this 3rd day of September, 2021

Sandra Goodwin

STATE OF Tennessee

COUNTY OF Williamson

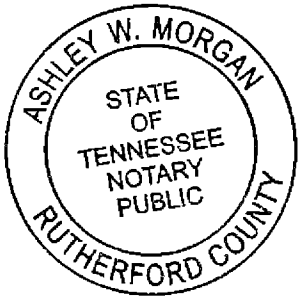
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sandra Goodwin, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)



Certificate of Authenticity

I, Cassidy Lauritsen, do hereby make oath that I am 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 9-3-21.

Affiant Signature

9-7-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

