Karen Johnson Davidson County
Batch# 718097 DEEDWARR
09/16/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210916-0124491

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $370,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of September 2021.

Notary Public

My Commission expires ____/____/____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

NAME AND ADDRESS OF PROPERTY OWNER:
Deo Subba
3124 Skinner Dr.
Antioch, TN 37013

SEND TAX BILLS TO: SWBC
~~NEW OWNER~~ 9311 San Pedro #100 San Antonio, TX 78216
MAP AND PARCEL NUMBER: Tax ID #: 174110A37900CO

WARRANTY DEED
21NT02240

Effective the 13th Day of September 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,

Roger Herrera, single

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

Deo Subba, a married man

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 Number 360 on the Final Plat, Cane Ridge Farms, Phase Six, Section One, as shown by plat appearing of record in Instrument Number 20050209-0015098, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Roger Herrera, single by Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated 03/05/2013 recorded 04/01/2013 in Book NA, Page NA, as Document Number 20130401-0031913, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3124 Skinner Dr, Antioch, TN 37013-3964

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 15 day of September 2021

Roger Herrera

Roger Herrera

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Roger Herrera**, 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.

Witness my hand, at office, this 15th day of September 2021.

Notary Public

My Commission expires: 2/25/25

Sayra Herrera

Sayra Herrera

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sayra Herrera**, 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.

Witness my hand, at office, this 15th day of September 2021.

Notary Public

My Commission expires: 2/25/25

Sayra Herrera joins in this conveyance for purposes of deeding marital interest

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 September 13, 2021.

J. Carlton Drumwright

September 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 13, 2021.

Notary

My Commission Expires: 12/18/22

