Name and Address of New Owner:
Tifany F. Bragg and Reid Alan Bragg
105 Welshwood Court
Goodlettsville TN 37072
Send Tax Bills To:
Tifany F. Bragg and Reid Alan Bragg
SAME

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 729164 DEEDWARR
10/04/2021 09:12:50 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20211004-0132789

Map & Parcel No: 026-07-0-057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronak Chokshi and Suketu Chokshi**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tifany F. Bragg and Reid Bragg, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 163 on the Plan of Windsor Green, Phase 1, Section 3, of record in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronak Chokshi and Suketu Chokshi by Deed dated February 14, 2017 from Julian Castro, Secretary of Housing and Urban Development, recorded February 16, 2014, in Instrument Number 20170216-0016106, in the Official Records of Davidson County, Tennessee.

This is __X___ improved _____ unimproved property also known as 105 Welshwood CourtGoodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2021.

_____(SEAL)
Ronak Chokshi

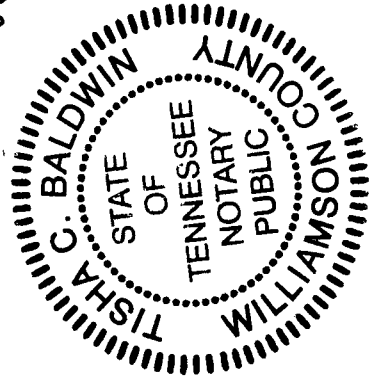
_____(SEAL)
Suketu Chokshi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2021, before me personally appeared Ronak Chokshi and Suketu Chokshi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2021.

_____
Notary Signature
My commission expires: 1-23-23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of September, 2021.

Notary Public
My commission expires:
File No. 2021-381

My Commission Expires
January 23, 2023

