# WARRANTY DEED

Karen Johnson Davidson County
Batch# 767750 DEEDWARR
12/06/2021 09:19:55 AM 2 pgs
Fees: $13.00 Taxes: $972.36

20211206-0161172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,800.00

Stephanie Glen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December, 2021.

Sandy McCollum
Notary Public

MY COMMISSION EXPIRES: 7/1/23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SANDY MCCOLLUM WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald H. Richey, Trustee of The Ronald H. Richey Living Trust, dated July 16, 2020 | Ronald H. Richey | |
| (NAME) 4499 Murfreesboro Rd. | (NAME) 4499 Murfreesboro Rd. | |
| (ADDRESS) Franklin, TN 37067 | (ADDRESS) Franklin, TN 37067 | |
| (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, **LUCKY CHAROUSAPHA AND JIMMY CHAROUSAPHA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD H. RICHEY, TRUSTEE OF THE RONALD H. RICHEY LIVING TRUST, DATED JULY 16, 2020,** 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 Unit No. 12-B, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete Legal Description.**

**Being the same property conveyed to Lucky Charousapha by Special Warranty deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the certificate holders CWMBS, Inc, CHL, Mortgage Pass-Through Trust 2005-HYB 7 Mortgage Pass through-Certificates, series 2005 HYB7 of record in Instrument No. 20100624-0049417 Register's Office for Davidson County, Tennessee, dated April 27, 2010 and recorded on June 24, 2010.**

**Being the same property conveyed to Lucky Charousapha and Jimmy Charousapha, Joint Tenants in Common with Rights of Survivorship by Quit Claim deed from Lucky Charousapha, unmarried of record in Instrument No. 20191107-0114972 Register's Office for Davidson County, Tennessee, dated November 06, 2019 and recorded on November 07, 2019.**

**Being also known as 1345 Bell Road Unit 433 12B Antioch, Tennessee 37013.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1345 Bell Road Unit 433, 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 2nd day of December, 2021

LUCKY CHAROUSAPHA

JIMMY CHAROUSAPHA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucky Charousapha and Jimmy Charousapha, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2021.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON