Karen Johnson Davidson County
Batch# 769483 DEEDWARR
12/07/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20211207-0162357

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $436,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2021.

Notary Public
My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2021-636

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ram Prasad Chamlagai	SWBC Mortgage Corp.	
7321 Sugarloaf Drive	938 San Pedro #100	181-01-0B-176.00-C0
Nashville, TN, 37211	San Antonio TX 78216	

WARRANTY DEED

For and in 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

Spencer James Sanderlin and Emma Kathryn Sanderlin, husband and wife,

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

Ram Prasad Chamlagai, a married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Three Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Plat Instrument No. 20050629-0074915, 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 Emma Kathryn Sanderlin and Spencer James Sanderlin, husband and wife by Warranty Deed from Justin Kelly and Hannah Kelly, husband and wife of record in Instrument No. 20200601-0055859 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 1, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7321 Sugarloaf Drive, Nashville, TN 37211.**

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 December, 2021.

Spencer James Sanderlin

Emma Kathryn Sanderlin

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 Spencer James Sanderlin and Emma Kathryn Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 December 3, 2021.

J. Carlton Drumwright

December 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 3, 2021.

Notary

My Commission Expires: 12/18/22

