WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15263-RR

Karen Johnson Davidson County
Batch# 790453 DEEDWARR
01/14/2022 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220114-0005874

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2022.

Notary Public

My commission expires: 1/3/2023

(Notary Stamp)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anita Rai and Ajan Rai	**Castle & Cooke Mortgage, LLC**	**182-06-0A-118.00-CO**
7016 Legacy Drive	**13751 South Wadsworth Park Drive, Suite 101**	
Antioch, TN 37013	**Draper, UT, 84020-7947**	

FOR AND IN CONSIDERATION of the sum of Ten 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, we,

Larry Lee Kennedy and Joie L. Kennedy, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Anita Rai, an unmarried person and Ajan Rai, an unmarried person, tenants in common

(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 all of Lot No. 118 on the plan of Section One, Old Hickory Hills, as shown by plat appearing of record in Plat at Instrument No. 20011023-0115382, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Larry L. Kennedy, an unmarried person, by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20030122-0008937 Register's Office for Davidson County, Tennessee, dated December 13, 2002, and recorded on January 22, 2003.

Being the same property conveyed to Larry Lee Kennedy, married, by Quitclaim deed from Stephanie Renae Kennedy, married, of record in Instrument No. 20160919-0097846 Register's

19, 2016. Larry Lee Kennedy and Stephanie Renae Kennedy are divorced. Joie L. Kennedy joins in this conveyance for the purpose of conveying any marital interest she may have in subject property.

This is improved property known as **7016 Legacy Dr, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 4th day of January, 2022.

Larry Lee Kennedy

Joie L Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Larry Lee Kennedy and Joie L Kennedy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of January, 2022.

Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title File No. 21-000820-525

SP 11/2015

Certificate of Authenticity

I, Rozalind Ruth, 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 1/4/2022.

Affiant Signature

1/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January 2022.

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

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires