Name and Address of New Owner:
Khung Ling
120 Valley Green Drive
Nashville, TN 37013

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Blvd #200
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 06 0 251.00

Karen Johnson Davidson County
Batch# 790454 DEEDWARR
01/14/2022 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20220114-0005876

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, **Chandra Rai and Phul Rai, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Khung Ling, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 24, on the Plan of Valley Green, of record in Plat Book 4460, Page 96 and 97, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Chandra Rai and Phul Rai, husband and wife, by Warranty Deed from Joe D. Primm, a married man, of record in Instrument No. 20160331-0030722, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on March 31, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of January, 2022.

_____(SEAL)
Chandra Rai

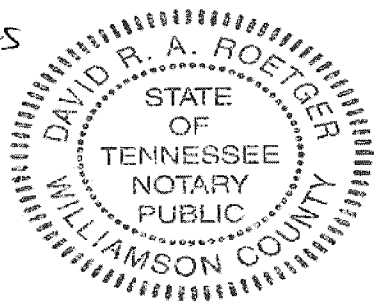
_____(SEAL)
Phul Rai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2022, before me personally appeared Chandra Rai and Phul Rai, 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 10th day of January, 2022.

_____
Notary Signature
My commission expires: 6-21-25



AFFIDAVIT OF VALUE

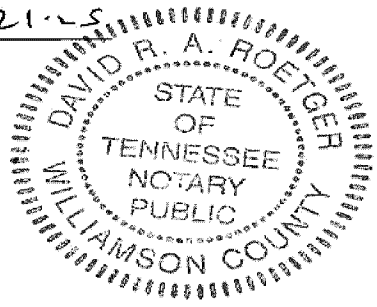
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $310,000.00, 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
10th day of January, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2021-3988-JT



Tennessee Certification of Electronic Document

I, Karla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 1-10-2022 (date of document).

Affiant Signature

1-10-2022

Date

State of TN

County of Williamson

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

Notary Public

COMMISSION EXPIRES: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY