Karen Johnson Davidson County
Batch# 821342 DEEDWARR
03/14/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220314-0029321

Name and Address of New Owner:
Sunil Kumar Rai and Ram Kumari Rai
1332 Bombadil Lane
Antioch, TN 37013

Send Tax Bills To:
Sunil Kumar Rai and Ram Kumari Rai

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

Map & Parcel No: 174 1 A 235.00CO

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, **Shyam Rai and Anita Rai, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sunil Kumar Rai A Married Man as Sole and Separate and Ram Kumari Rai A Single Woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING ALL LOT NO. 169, FINAL PLAT, RIVENDELL WOODS, PHASE 5, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20170523-0051055, OF THE SAID REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHYAM RAI AND ANITA RAI, HUSBAND AND WIFE, BY WARRANTY DEED FROM MUNG DO KAP, AN UNMARRIED MAN, RECORDED ON OCTOBER 8, 2019, OF RECORD IN INSTRUMENT NO. 20191008-0102851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1332 BOMBADIL LANE, ANTIOCH, TN 37013.

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 22nd day of February, 2022.

_____(SEAL)
Shyam Rai

_____(SEAL)
Anita Rai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2022, before me personally appeared Shyam Rai and Anita 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 22nd day of February, 2022.

_____
Notary Signature
My commission expires:

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2022

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 $360,000.00, 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
22nd day of February, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4160-AN

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2022

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/22/22 (date of document).

Affiant Signature

2/24/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of Feb, 2022.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25