WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17050-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17050-RR

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 866357 DEEDWARR
06/02/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220602-0063787

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2022.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeanmbeck B. Kabiona and Leah Cheko 3916 Bradley Court Antioch, TN 37013	Castle & Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	148-15-0-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kul Mothey FKA Kul Darjee Moti and Ruth Mothey, FKA Indra Darjee Moti husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeanmbeck B. Kabiona and Leah Cheko, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 54 on the Plan of Revised Haywood Forest Subdivision, of record in Plat Book 5200, Page 2, 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 Kul Darjee Moti and Indra Darjee Moti, husband and wife by Warranty deed from Maher Y. Yahya, married of record in Instrument No. 20150624-0060569 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 24, 2015.

This is improved property located at: **3916 Bradley Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 27th day of May, 2022.

GRANTOR:

KUL MOTHEY FKA KUL Darjee MOTI KM

Kul Mothey, FKA Kul Darjee Moti

Ruth Mothey FKA Indra Darjee Moti

Ruth Mothey, FKA Indra Darjee Moti

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kul Mothey, FKA Kul Darjee Moti & Ruth Mothey, FKA Indra Darjee Moti, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

202206020063787

Certificate of Authenticity

I, Michael Ferrence, 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 5/27/22.

Affiant Signature

5/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of May, 2022.

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

Notary's Seal

