Karen Johnson Davidson County
Batch# 884495 DEEDWARR
07/06/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220706-0077828

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2022

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JLG LLC** | **STRAIGHTLINE FUNDING** | **17400004500** |
| **330 Franklin Rd. Ste 135A** | **250 N TRADE STREET, STE 209** | |
| **Brentwood, TN 37027** | **MATTHEWS, NC 28105** | |

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 ACKNOWLEDGE, WE,

**Ganga Sarki, unmarried and Man Maya Sarki, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JLG LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, 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 "M," on the survey made by E. L. Miller, Jr. & Co., October 29, 1965, as follows:

Beginning at a point in the center line of Preston Road, said point being 12 feet Northeasterly from the Southeast corner of the property conveyed to Joe McAlister and wife, by deed from J.E. Moss, et al, of record in Book 3861, page 777, Register's Office for said County; thence South 22° 30' East 462.4 feet to an iron pin; thence North 72° 00' East 329.4 feet to the center of Cane Ridge Road; thence with the center of the same, around a slight curve, Northwesterly 75 feet, continuing with the same North 28° 00' West 117 feet, and continuing with the same in the same direction 103 feet and continuing with the same North 22° 45' West 315 feet to the center line of Preston Road; thence with the center line of the same South 43° 00' West 234 feet, and continuing with the center of the same in a Southwesterly direction 102 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to Ganga Sarki, an unmarried woman, and Man Maya Sarki, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Wilber Rains Hays (also known as Wilber R Hays) and wife, Barbara Faye Hays (also known as Faye R Hays), dated July 17, 2019, of record in Instrument No. 20190718-0070377, in the Register's Office for Davidson County, Tennessee. Man Maya Sarki herein makes oath that the within described property is neither her personal residence, nor the personal residence of her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 706 Preston Rd, Antioch, TN 37013.

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 in 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.

_____ Date: 7/1/22
Ganga Sarki

_____ Date: 7/1/22
Man Maya Sarki

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ganga Sarki and Man Maya Sarki, the within named Grantor(s), 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, at office, this 1ST day of July 2022, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

# Certificate of Authenticity

I, Mark Beaton, 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 7/6/22.

Date

Affiant Signature

7/6/22

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 6th day of July, 2022.

Jennifer Russell

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY