Karen Johnson Davidson County
Batch# 942815 DEEDWARR
11/18/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20221118-0122759

WARRANTY DEED

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BIVA MUDHEL, RAN MAYA MUDHEL AND DHAN BAHADUR MUDHEL	SWBC Mortgage Corp.	173040A26100CO
(NAME)	(NAME)	
5409 Oak Chase Drive	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Rafi Hadi and Pakiza J. Miakhil, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BIVA MUDHEL, A MARRIED WOMAN AND RAN MAYA MUDHEL AND DHAN BAHADUR MUDHEL,WIFE AND HUSBAND,** 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:

BEING Lot No. 261 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development, as shown by plat of record in Instrument #20020122-0008284, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rafi Hadi and Pakiza J. Miakhil, husband and wife by deed from Rafi Hadi, dated 11-15-19 of record in Instrument #201911180118414, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 5409 Oak Chase Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 17th day of November, 2022.

Rafi Hadi

Pakiza J. Miakhil

State of Tennessee
County of DAVIDSON

Personally appeared before me Rafi Hadi and Pakiza J. Miakhil, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2022.

Notary Public Carla R. Dillard
My Commission Expires: 2.8.24

File No.: 2801

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 11.17.2022 (date of document).

Affiant Signature

11.17.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17TH day of NOVEMBER, 2022.



Notary Public

COMMISSION EXPIRES: 6.21.25