This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19960-MF

Karen Johnson Davidson County
Batch# 958079 DEEDWARR
01/05/2023 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20230105-0000971

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Subscribed and sworn to before me, this the 29th day of December, 2022.

Notary Public
My Commission Expires: 7-7-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Abanoub Eshak and Diana Sabry<br>1248 Anduin Ave.<br>Antioch, TN 37013 | new owner | 174 01 0C 138.00 |

# 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, **Lok Rai and Leela Rai, husband and wife, and Birja Rai, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abanoub Eshak, and Diana Sabry**, 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 all of Lot No. 138, on the plan of Rivendell Woods Subdivision, Phase 2, Sec. 3, according to plat and survey appearing of record in Instrument Number 20141104-0101766, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lok Rai and Leela Rai, Husband and Wife, Birja Rai, an Unmarried Man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20150709-0066617, in the Register's Office of Davidson County, Tennessee, dated June 26, 2015 and recorded on July 09, 2015.

** Bina Limbu, wife of Birja Rai, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1248 Anduin Avenue, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of December, 2022.

GRANTOR:

Lok Rai

Leela Rai

Leela Rai

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lok Rai and Leela Rai, 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 29th day of December, 2022.

Notary Public
My Commission expires: _____

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



202301050000971

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 27 day of December, 2022.

Birja Rai

Bina Limbu

STATE OF OHIO
COUNTY OF PORTAGE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Birja Rai, and Bina Limbu, 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 27 day of December, 2022.

MICHAEL KUHN
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
June 04, 2023

Notary Public
My Commission expires:
6/4/2023



202301050000971

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/29/22 (date of document).

Affiant Signature

1-5-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of January, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025