Prepared By and Return to:
Regal Title, LLC
557 Sam Ridley Pkwy W
Smyrna, TN 37167

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

File Number: 22121010

Karen Johnson Davidson County
Batch# 966669 DEEDWARR
02/03/2023 12:39:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20230203-0008024

Subscribed and sworn to before me, this 1st day of February, 2023.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Rahul Bhowmick and Tapati Sarkar	Renasant Bank	108-04-0-127.00
916 Norwalk Dr.	2001 Park Place North	
Nashville, TN 37214	Ste. 150 Birmingham, AL 35203	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael B. Bouser, a single person and Sherry L. James, a single person**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rahul Bhowmick and Tapati Sarkar, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, 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 Michael B. Bouser, a single person and Sherry L. James, a single person by Warranty deed from Danielle C. Hinkle, now known as Danielle Hinkle Schroeder, of record in Instrument No. 20120706-0059606 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 06, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

And now Michael B. Bouser and Sherry L. James since married.

This property is improved property known as 916 Norwalk Dr., Nashville, TN 37214.

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of February, 2023.

Michael B. Bouser

Sherry L. James

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael B. Bouser, a single person and Sherry L. James, a single person with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 1st day of February, 2023.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

True Copy Certification

I, Yvette Meldrum, 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 February 1, 2023.

Signature
February 1, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 1, 2023

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Notary's Signature

My Commission Expires: 4-13-25