Karen Johnson Davidson County
Batch# 1012123 DEEDWARR
06/06/2023 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,448.18
20230606-0043022

Name and Address of New Owner:
William Duane Harleston
7465 Maggie Drive
Antioch, TN 37013

Send Tax Bills To:
United Wholesale Mortgage
585 South Boulevard E.
Pontiac, MI 48341

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 182-06-0A-133.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kul Rai, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William D. Harleston, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 129 on the Plan of Old Hickory Hills, Phase Two, Section One, as of record in Instrument No. 200306230086188, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Kul Rai, a married man by Warranty deed from George Wheeler, III and Heather Wheeler, husband and wife of record in Instrument No. 20180202-0010731 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.

Kalpana Niraula joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Kul Rai.

This is __X__ improved _____ unimproved property also known as 7465 Maggie Drive ,Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2023.

_____(SEAL)
Kul Rai

_____(SEAL)
Kalpana Niraula

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May, 2023, before me personally appeared Kul Rai and Kalpana Niraula, husband and wife, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public, Timothy L Stillings
My commission expires: 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $391,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of May, 2023.

Notary Public, Timothy L Stillings
My commission expires: 03/17/2024



File No. 2023-594

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 6, 2023 (date of document).

Affiant Signature

June 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023