Karen Johnson Davidson County
Batch# 1028368 DEEDWARR
07/19/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230719-0055591

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

Lalit Sujana
AFFIANT

SUBSCRIBED AND SWORN TO ME ON ~~07/18/2023~~.

NOTARY PUBLIC

MY COMMISSION EXPIRES December 12, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3880

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kumari Sarki and Meena Lumjel	**SWBC Mortgage Corp.**	174-01-0A-038.00-CO
5623 Hickory Park Drive	9311 San Pedro Avenue, Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lalit Lumjel and Sujana Chaudhary, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kumari Sarki, an unmarried woman, and Meena Lumjel, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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 No. Sixty-Seven (67) on the Plan of Final Plat of Cluster Lot Development, Rivendell Woods, Phase One, Section Three of record in Plat at Instrument No. 20080220-0016770, 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 Nandi K. Sarki and Sujana Chaudhary, husband and wife by Warranty deed from Lijun Meng of record in Instrument No. 20210625-0086627 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on June 25, 2021.Nandi K. Sarki having legally changed his name to Lalit Lumjel pursuant to Petition for Name Change Order in the United States District Court for the Middle District of Tennessee dated July 20, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5623 Hickory Park Drive 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 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.

Witness my hand on July 18, 2023.

Lalit Lumjel

Sujana Chaudhary

STATE OF OHIO

COUNTY OF FRANKLIN

Personally appeared before me, a Notary Public of said County and State, Lalit Lumjel and Sujana Chaudhary, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 18, 2023.

Notary Public

My Commission Expires: December 12, 2023

BRANDON J CAMPBELL - NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

File #: 2023-3880

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 18, 2023.

J. Carlton Drumwright

July 18, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 18, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY