Karen Johnson Davidson County
Batch# 1083588 DEEDWARR
12/19/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20231219-0097714

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

(Affiant)

Sworn to and subscribed before me this 8th day of December, 2023.

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Issa Phimasi, Anyesi Moshi + Lusambo Lutungu
1116 Pantamint Dr
Antioch TN 37013

Send Tax Bills To:
New owners
same

Map & Parcel No: 162-03-0-224.00

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,

Gom Rai and Budhi Rai, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Issa Phimasi, a married man, Anyesi Moshi, a married woman, and Lusambo Lutungu, a married man, as joint tenants with rights of survivorship, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Four, Apache Hills of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 55 fronts 39.41 feet on the Southeasterly side of Panamint Drive and runs back between lines 101 feet on the Northerly side line and 163.88 feet on the Southwesterly side line to a line at the rear measuring 151.7 feet thereon.

Being the same property conveyed to Gom Rai and Budhi Rai, husband and wife by Warranty Deed from Hafez Ghobrial and wife, Mariam Makar of record in Instrument No. 20201201-0139515 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on December 01, 2020.

This is __X___ improved _____ unimproved property also known as 116 Panamint Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' 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 8th day of December, 2023.

_____(SEAL)
Gom Rai

_____(SEAL)
Budhi Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of December, 2023, before me personally appeared **Gom Rai and Budhi Rai, 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 8th day of December, 2023.

Notary Public:
My commission expires: 3/17/24

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

File No. 2023-640

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **12/14/23** (date of document).

Affiant Signature

12/08/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **19** day of **December**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

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