Karen Johnson Davidson County
Batch# 1118377 DEEDWARR
04/03/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240403-0023597

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of April, 2024.

NOTARY PUBLIC

My commission expires: 11-6-2027

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chaslea Pai and Keith Pai (NAME)	Old National Bank (NAME)	097-09-0-020.00
3404 Lauer Drive (ADDRESS)	2002 Richard Jones Rd (ADDRESS)	
Nashville, TN 37214	Nashville TN 37215	

Warranty Deed

For and in Consideration of the sum of $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 **Richard Ebert and wife, Cassandra Ebert**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chaslea Pai and Keith Pai, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD EBERT AND WIFE, CASSANDRA EBERT, by deed from TIM CLARK AND WIFE, TINA CLARK, of record in Book 10684, page 594, dated November 13, 1997, said Register's Office.

This property is __unimproved _X_improved property known as: 3404 Lauer Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of April, 2024.

Richard Ebert by Cassandra Ebert Attorney-IN-Fact

Richard Ebert by Cassandra Ebert
his attorney-in-fact

Cassandra Ebert

Cassandra Ebert

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Cassandra Ebert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Richard Ebert and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202404030023596_, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of April, 2024.

Notary Public
My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cassandra Ebert, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of April, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 04/02/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/02/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** April, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

