Karen Johnson Davidson County
Batch# 1139892 DEEDWARR
05/28/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20240528-0039491

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2455

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of May, 2024

Notary Public

Commission Expires: 6-18-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sachin Joshi 4109 Barnes Cove Drive Antioch, TN 37013	Churchill Mortgage Corp, 1749 Mallory Lane Ste 100 Brentwood, TN 37027	173-09-0B-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cameron B. McDougall, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sachin Joshi, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 292 on the Plan of Section Two, Barnes Cove of record in Plat at Instrument No. 20040604-0065966, 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 Cameron B. McDougall and Catherine A. Torenvliet, husband and wife by Warranty Deed from John D. Ramares and Christi K. Ramares, Trustees of the Ramares Revocable Living Trust, dated October 07, 2014 of record in Instrument No. 20160705-0068745 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 05, 2016.

Being the same property conveyed to Cameron B. McDougall by Quitclaim Deed from Cameron B. McDougall and Catherine A. Torenvliet of record in Instrument No. 20240509-0034381 Register's Office for Davidson County, Tennessee, dated May 02, 2024 and recorded on May 09, 2024.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4109 Barnes Cove 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, their heirs and assigns forever; and we so covenant with 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 is 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.

Dated this the 28th day of May, 2024.

Cameron B McDougall

Cameron B. McDougall

STATE OF Virginia
COUNTY OF Roanoke City

On this 28th day of May, 2024, before me personally appeared Cameron B. McDougall, 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 28th day of May, 2024.

Alexander Luis Marin

Notary Signature
My commission expires: 08/31/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

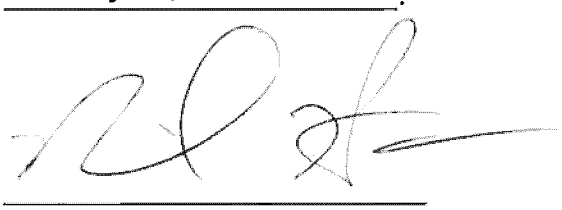
Alexander Luis Marin

REGISTRATION NUMBER
7871785
COMMISSION EXPIRES
August 31, 2024

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Nick Harris, 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 May 28, 2024.



Affiant Signature

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of May, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

