This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3505-SL

Karen Johnson Davidson County
Batch# 1141349 DEEDWARR
06/03/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240603-0040713

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hanish Raman Dayal 4410 Franklin Road Nashville, TN 37204	The new owner	172-05-0B-054.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Guy Richie, Trustee of The Richie Revocable Living Trust dated September 19, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hanish Raman Dayal, a single man**, hereinafter called the Grantee(s), his/her/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. 54 on the Plan of Final Plat of Sterling Oaks, Phase 1 of record in Plat Book 8250, Page 998, 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 Guy Richie and wife, Susan Richie by Warranty Deed from Suzanne M. Chambers, a single person of record in Instrument No. 20020313-0031660 Register's Office for Davidson County, Tennessee, dated March 01, 2002 and recorded on March 13, 2002.

Being the same property conveyed to Guy A. Richie and Susan L. Richie, Trustees of the GSR Living Trust dated January 15, 2019 by QuitClaim Deed from Guy Richie and wife Susan Richie of record in Instrument No. 20190124-0007111 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 24, 2019 and Scrivener's Error Affidavit recorded on May 23, 2019 in Instrument Number. 20190523-0048916.

Being the same property conveyed to Guy A. Richie, unmarried by QuitClaim Deed from Guy A. Richie and Susan L. Richie, Trustee's of the GSR Living Trust dated December 10, 2018 of record in Instrument No. 20221202-0126245 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 02, 2022.

Being the same property conveyed to Guy Richie, Trustee of the Richie Revocable Living Trust, dated September 19, 2023 by Quitclaim Deed from Guy A. Richie, who is one and the same as Guy Richie, unmarried of record in Instrument No. 20231006-0078994 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on October 06, 2023.

This is ☐ improved or ☐ unimproved property located at: **145 Sterling Oaks Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2024.

GRANTOR:

The Richie Revocable Living Trust dated September 19, 2023

By: _____
Guy Richie, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Guy Richie, Trustee of The Richie Revocable Living Trust dated September 19, 2023, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

202406030040713

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/31/24 (date of document).

Emma Howard
Affiant Signature

5/31/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of May, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL