RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-22816-24

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1153129 DEEDWARR
07/01/2024 02:39:50 PM 2 pgs
Fees: $13.00 Taxes: $2,038.70

20240701-0049554

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of June, 2024

S. Denise Woods
NOTARY PUBLIC

My commission expires: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ryan Doppelheuer and Carly Doppelheuer 710 Canebrake Drive, Nashville, TN 37209	Luminate Home Loans 2523 S. Wayzata Blvd, Ste. 200 Minneapolis, MN 55405	103-10-0-039

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY ONE THOUSAND AND 00/100 Dollars ($551,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PRAMOD K. SINGH AND WIFE, KAUMUDI SINGH,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN DOPPELHEUER AND CARLY DOPPELHEUER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 38 on the Plan of BROOKSIDE COURTS, ADDITION 4, SECTION 4, of record in Plat Book 2083, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pramod K. Singh and wife, Kaumudi Singh, by Warranty Deed from Wun-Ju Shieh and wife, Pei-Chou Shieh, of record in Book 10209, Page 543, in the Register's Office of Davidson County, Tennessee, dated September 27, 1996 and recorded on October 01, 1996.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 710 Canebrake Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of June, 2024

GRANTOR(S)

Pramod K. Singh

Pramod K. Singh

Kaumudi Singh

Kaumudi Singh

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Pramod K. Singh and Kaumudi Singh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of June, 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY