This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2024.

Notary Public
My commission expires: 3.20.28

Karen Johnson Davidson County
Batch# 1220027 DEEDWARR
12/26/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241226-0099855

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Francisco Garcia 7908 Rainey Dr. Antioch, TN 37013	New Owner	182-06-0A 226.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SWAPNIL GHLKE AND PRIYANKA KUKADE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FRANCISCO GARCIA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 236, on the Final Plat, Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Swapnil Ghlke and Priyanka Kukade, husband and wife, by deed dated 10/12/2017, from Justin Robison, joined by Jenna Robison of record in Instrument No. 20171016-0105547, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7908 Rainey Dr., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18th day of December, 2024.

Swapnil Ghike

Priyanka Kukade

STATE OF California

COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Swapnil Ghike** and Priyanka Kukade, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2024.

My commission expires: 12/30/2026

Notary Public

LEON CUONG MAI
Notary Public - California
Santa Clara County
Commission # 2428871
My Comm. Expires Dec 30, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/18/24.

Affiant Signature

12/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of December 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY