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 $315,000.00.

Affiant

Subscribed and sworn before me this the 30th day of December, 2024.

Notary Public
My commission expires: 10/9/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson Davidson County
Batch# 1223018 DEEDWARR
01/03/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250103-0000583

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexis Guadarrama 912 Birchmill Point S. Antioch, TN 37013	New Owner	175-06-0A-024.00

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 GHIKE AND PRIYANKA KUKADE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXIS GUADARRAMA, AN UNMARRIED MAN, AND CRYSTAL HERNANDEZ, AN UNMARRIED WOMAN 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. 24 (Twenty Four) on the plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Swapnil Ghike and Priyanka Kukade, husband and wife, by Warranty Deed from Adreena B. Perry and Alex Perry, wife and husband, dated 08/28/2018 and recorded 08/31/2018 in Instrument No. 20180831-0086743, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 912 Birchmill Point S., 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~~ 28th 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~~ 28th day of December, 2024.

W. C

My commission expires: 03/26/2026

Notary Public Wei Chen

WEI CHEN
Comm. #2395106
Notary Public · California
Alameda County
Comm. Expires Mar 26, 2026

Tennessee Certification of Electronic Document

I, Ryan Beaw, 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 12/30/2024 (date of document).

Affiant Signature

12/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY