RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-28033-25

Karen Johnson Davidson County
Batch# 1239399 DEEDWARR
02/21/2025 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250221-0012663

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Kelsey Hill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of Feb. 2025

NOTARY PUBLIC

My commission expires: 01-21-2026

COURTNEY BYARS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Inderjit Kaur Heer 1085 Constitution Ct Cookeville, TN 38501	Same address as new owner	183-05-0A-252.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) 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, **AMARBIR S. MAND AND CHARANJIT KAUR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **INDERJIT KAUR HEER,** Married, 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, Tennessee, being Lot No. 61 on the Plan of Phase 5, Section 8, October Woods, of record in Instrument #19991214-0303097 and in Instrument #19991214-0303098, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amarbir S. Mand and Charanjit Kaur from Harjinder Kaur and Gurjit Singh by Warranty Deed dated September 8, 2009 and recorded November 11, 2009 in Instrument #20090911-0085255, said Register's Office.

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 improved property, known as: 804 Morningwood Place, Antioch, TN 37013

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 13 day of February, 2025

GRANTOR(S)

Amarbir S. Mand

Charanjit Kaur

STATE OF TENNESSEE
COUNTY OF Fentress

Personally appeared before me, a Notary Public, Amarbir S. Mand and Charanjit Kaur, 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 13 day of Feb. 2025.

KELSEY STEPHENS STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY

Notary Public

Kelsey Stephens
Printed Notary Name

My commission expires: 4/23/25

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 13, 25 (date of document).

Jennifer L. Pennell

Feb 20, 25

Date

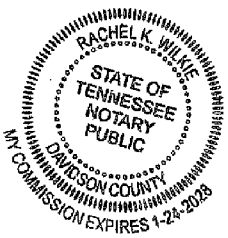
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 20, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal