Karen Johnson Davidson County
Batch# 1244983 DEEDWARR
03/10/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250310-0017909

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 25-CD-055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gopal Rai and Sita Rana Magar	Gopal Rai and Sita Rana Magar	174110A36200CO
(NAME) 2568 Kanlow Dr.	(NAME) 2568 Kanlow Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SALLY HSU ING, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GOPAL RAI AND SITA RANA MAGAR, HUSBAND AND WIFE, AND YIKUNOAMLAK KIROS GEZHANGE AN UNMARRIED MAN, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, described as follows, to-wit:
Being Lot 272, Final Plat, Cane Ridge Farms, Phase Six, Section One, of record in Instrument No. 2050209-0015098, of the Register's for Davidson County, Tennessee.

Being the same property conveyed to Sally Hsu Ing, a married woman, as her sole and separate property, by Warranty Deed from Greenvale Construction, LLC, dated October 25, 2005, recorded October 31, 2005 of record in Instrument No. 20051031-0131318, Register's Office for Davidson County, Tennessee.

**Samuel James Ing joins to convey any interest - This have never been a marital residence

unimproved ☐
This is improved ☒ property, known as 2568 Kanlow Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 24TH day of February 2025.

Sally Hsu Ing
Sally Hsu Ing

Samuel James Ing
Samuel James Ing

STATE OF ~~TENNESSEE~~ AM California
COUNTY OF Los Angeles

On this 24th day of February 2025, before me personally appeared Sally Hsu Ing and Samuel James Ing to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Alhambra, California this 24th day of February 2025.

Commission Expires: 10.12.2027

Alex A. Allen
Notary Public

ALEX A. ALLEN
Notary Public - California
Los Angeles County
Commission # 2464715
My Comm. Expires Oct 12, 2027

Tennessee Certification of Electronic Document

I, Desiree Sailema, 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 02/24/25 (date of document).

Desiree Sailema
Affiant Signature

03/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY