This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23946-RR

Karen Johnson Davidson County
Batch# 1249079 DEEDWARR
03/21/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250321-0021266

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Jameka Braden
Affiant

Subscribed and sworn to before me, this the 14th day of March, 2025.

Lisa K R Wagner
Notary Public
My Commission Expires: Oct. 21, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Jones and Terai S. Davis 1405 Ohara Drive Antioch, TN 37013	**SWBC Mortgage Corporation** **9311 San Pedro Avenue, Ste 100, San Antonio, TX, 78216**	174 11 0A 518.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mansingh Rai FKA Guman S. Rai, married, and Deo Bahadur Rai, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gary Jones and Terai S. Davis, both unmarried tenants in common**, hereinafter called the Grantee(s), his/her/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, Tennessee, being Lot No. 89 on the Plan of CANE RIDGE FARMS PHASE III, SECTION 1 of record in Plat at Instrument No. 20070703-0079200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guman S. Rai, a married man, and Deo Bahadur Rai, a married man, as tenants in common with rights of survivorship, by Warranty Deed from Russell D. Stramel and Jessica R. Stramel, husband and wife, of record in Instrument No. 20200121-0007450, in the Register's Office of Davidson County, Tennessee, dated January 20, 2020 and recorded on January 21, 2020.

** Anjana Subba Rai, wife of Mansingh Rai and Reetu Shrestha, wife of Deo Bahadur Rai, join in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1405 Ohara Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2025.

GRANTOR:

Mansingh Rai FKA Guman S. Rai

Anjana Subba Rai

Deo Bahadur Rai

Reetu Shrestha

STATE OF OHIO
COUNTY OF Butler

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mansingh Rai FKA Guman S. Rai, Anjana Subba Rai, Deo Bahadur Rai, and Reetu Shrestha, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2025.

NOTARY PUBLIC STATE OF OHIO

JESSICA WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
October 7, 2025

Notary Public
My Commission expires: 10-07-2025

202503210021266

Certificate of Authenticity

I, Lisa Wagner, 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 **3/14/25**.

Date

Lisa K Wagner

Affiant Signature

3/20/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **25th** day of **March**, 2025.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

