Karen Johnson Davidson County
Batch# 1257193 DEEDWARR
04/07/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250407-0026284

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 02.20.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arjun Maya Baraili Deoki Baraili Biswa	New Owner	182010a14200co
(NAME)	(NAME)	
257 Sundown Drive	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kimberly Wright Simmons and husband Serigne Ibra Fall** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Arjun Baraili, an unmarried man, and Deoki Maya Baraili Biswa, an unmarried woman, as joint tenants with right of surviroship,** 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 Davison County, Tennessee being Lot No. 24, on the Plan of Phase Two, Sunset Hills, Cluster Lot Subdivision- Major Subdivision, a Planned Unit Development, of record in Instrument No. 2010222-013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly Wright Simmons, by deed of record in Book Instrument NO. 20100623-0048907, Register's Office for Davidson County, Tennessee.

Serigne Ibra Fall joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 257 Sundown Drive, Antioch, TN 37013
(House Number) (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.

Witness my/our hands this 28th day of March, 2025.

Kimberly Wright Simmons

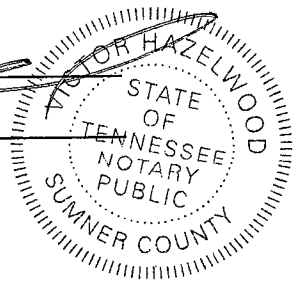
X
Sergine Ibra Fall

State of Tennessee
County of Davidson

Personally appeared before me Kimberly Wright Simmons and Sergine Ibra Fall with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2025.

Notary Public
My Commission Expires: 12-16-2025
File No.: 17561



Tennessee Certification of Electronic Document

I, DeSiree Salerno, 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 3/28/25 (date of document).

Affiant Signature

04/02/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of April, 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