When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-24393-BR

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1305076 DEEDWARR
08/01/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250801-0061228

ADDRESS NEW OWNER:

Anita Rai
Ganga Maya Rai
4852 Highlander Cove
Antioch, Tennessee 37013

SEND TAX BILL TO:

New Owner

MAP & PARCEL:

MAP **163**
GROUP **02 0 A**
PARCEL **008.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Anita Rai, an unmarried woman
And
Ganga Maya Rai, a married woman,
as tenants in common with rights of survivorship,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 171 on the plan of Hickory Highland Place, Section 3, Phase I, of record in Plat at Instrument No. 20031014-0151901, 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 DHB R LLC, a Wyoming limited liability company LLC, by Warranty Deed from Dona D. Duckworth and Rocky Duckworth, wife and husband, dated April 16, 2025 and filed of record April 21, 2025 as Instrument No. 20250421-0029911, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Hickory Highland Place, of record in Instrument No. 20031014-0151901, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 9672, page 82 and Book 11103, page 990 and Book 11667, page 310, said Register's Office.
4. Right-of-Way Easement of record in Book 10421, page 239, said Register's Office.
5. Utility Easement for Water Mains of record as Book 7597, page 679 and 8287, page 97 and Book 10868, 723, said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20021114-0141245, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **4852 Highlander Cove, Antioch, Tennessee 37013.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Anita Rai, an unmarried woman and Ganga Maya Rai, a married woman, as tenants in common with rights of survivorship,** their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully

seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 31st day of June 2025.

DHB R LLC, a Wyoming limited liability company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager** of **DHB R LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming limited liability company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming limited liability company as such Manager.

WITNESS my hand and official seal at office this 31st day of June 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of June 2025.

NOTARY PUBLIC
My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 7/31/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/1/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

