Karen Johnson Davidson County
Batch# 1455841 DEEDWARR
08/05/2026 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20260805-0071991

File No: 2006951275

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
MAYA RAI and **ANJU RAI**, 1441 BELL TRACE DR, ANTIOCH, TN 37013

Tax Parcel Number: 162 16 0E 044.00

GENERAL WARRANTY DEED

TEK RAI and **MAN RAI,** husband and wife ("Grantor"), of **40 TENBY WAY APT T40B, LANCASTER, PA 17601**, for and in consideration of $250,000.00 (Two Hundred Fifty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **MAYA RAI**, married, and **ANJU RAI**, single, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **1441 BELL TRACE DR, ANTIOCH, TN 37013**, the following described real estate situated in the County of Davidson and State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 13, ON THE PLAN OF SECTION TWO, BELL CREST, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 20, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

(1) REAL PROPERTY TAXES FOR THE YEAR 2011 ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE; (2) SUBJECT TO ALL MATTERS AS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 9700, PAGE 20, SAID REGISTER'S OFFICE; (3) ALL MATTERS AS SET FORTH ON THE BOUNDARY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 609 AND PLAT BOOK 7900, PAGE 719, SAID REGISTER'S OFFICE; (4) RESTRICTIVE COVENANTS OF RECORD IN BOOK 9408, PAGE 320, AMENDMENTS IN BOOK 9613, PAGE 20 AND BOOK 9892, PAGE 927, SAID REGISTER'S OFFICE; (5) EASEMENTS AS SHOWN OF RECORD IN BOOK 6303, PAGE 596, SAID REGISTER'S OFFICE; (6) STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6145, PAGE 226 AND BOOK 9771, PAGE 565, SAID REGISTER'S OFFICE; (7) CHARTER OF THE HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 9421, PAGE 454, SAID REGISTER'S OFFICE.

Assessor's Parcel No: 162 16 0E 044.00

Property commonly known as: 1441 BELL TRACE DR, ANTIOCH, TN 37013

BEING THE SAME PROPERTY CONVEYED TO TEK RAI AND MAN RAI, HUSBAND AND WIFE FROM ENRIQUE TORRES-PLACENCIA AND WIFE, EVA VARGAS-GALLEGOS, DATED 05/15/2015, RECORDED 05/18/2015, DEED INSTRUMENT NO. 20150518-0045735, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 24, 2026:

TEK RAI

MAN RAI

STATE OF Pennsylvania
COUNTY OF Lancaster

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **TEK RAI** and **MAN RAI**, personally known to me, or has produced Driver's Licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of July, 2026.

Michelle Suarez Costello
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MICHELLE SUAREZ COSTELLO - Notary Public
Lancaster County
My Commission Expires September 11, 2028
Commission Number 1377162

STATE OF Pennsylvania
COUNTY OF Allegheny

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 29th day of JULY, 2026.

Notary Public Beth Ann Henderson

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923

My Commission Expires: 5/23/29

SEAL

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 7/24/26 (date of document).

NJ.W.Bk
Affiant Signature

07.28.2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 28th day of July, 2026.

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries