Karen Johnson Davidson County
Batch# 1471585 DEEDWARR
09/10/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20260910-0084166

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL SUMPTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Jennifer Rafaela Compean and Alberth Alexander Camacaro Sanchez	Wilson Bank & Trust	175-06-0A-138.00
(NAME) 5193 Preserve Boulevard	(NAME) 207 Legends Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Champa Yakha, an unmarried woman, and Deepak Rai, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jennifer Rafaela Compean, and Alberth Alexander Camacaro Sanchez , "the Grantee ," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, being all of Lot No. 94 on the Plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20061031-0135248, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kyi Khaing and Ah Nee and Hteh H. Oo, as joint tenants by Warranty Deed from Ram Pradhan, a married man of record in Instrument No. 20181207-0119298 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 07, 2018.

Being the same property conveyed to Champa Yakha, an unmarried woman, and Deepak Rai, an unmarried man by Warranty Deed from Kyi Khaing and Ah Nee and Hteh H. Oo,

as joint tenants of record in Instrument No. 20241120-0090463 Register's Office for Davidson County, Tennessee, dated November 18, 2024 and recorded on November 20, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 5193 Preserve Boulevard, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of Sept, 2026

Champa Yakha

Deepak Rai

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson and

On this 3rd day of September, 2026, before me personally appeared Champa Yakha and Deepak Rai, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 3, 2026

Affiant Signature

9th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

