This Instrument Prepared By: AND RETURN TO:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17579

Bill Garrett Davidson County
Batch# 29918 DEEDWARR
11/27/2017 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20171127-0120605

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

New Owner is:
Lila Koirala and Nandi Koirala
3729 Turley Drive
Nashville, TN 37211

MAP: 148-01-0
PARCEL: 050.00

WARRANTY DEED

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 sufficiency of all of which is hereby acknowledged, **Redir J. Yasin, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lila Koirala, an unmarried woman, and Nandi Koirala, a married man**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved property commonly known as: 3729 Turley Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 151 on the plan of Hillbrook, Section 3, as of record in Book 3300, Page 84, 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 Redir J. Yasin, an unmarried man, by Warranty Deed from Jihad Y. Kurmay and wife, Najma Kurmay, dated 5/19/08 and recorded 5/22/08 in Instrument No. 20080522-0052474, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of November, 2017.

GRANTOR:

Redir J. Yasin

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Redir J. Yasin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of November, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 1, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Affiant

SWORN TO and subscribed before me this 22nd day of November, 2017.

NOTARY PUBLIC

My commission expires: 11/08/2021

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/08/2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or ~~the~~ custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019