Name and Address of New Owner:
Chandra Chhetri and Bina Gurung
1432 Ohara Drive
Antioch, TN 37013

Send Tax Bills To:
Cardinal Financial Company, Limited Partnership
3901 Arco Corporate Drive, Ste. 200
Charlotte, NC 28273
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 201388 DEEDWARR
03/04/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20190304-0019403

Map & Parcel No: 174110A47800CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Geneva Maxwell Johnson f/k/a Geneva Maxwell, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chandra Chhetri and Bina Gurung, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29, on the plan of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Geneva Maxwell, an unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated June 2nd 2017, of record in Instrument No. 20170605-0055617, Register's Office for Davidson County, Tennessee.

Mike Johnson, spouse of Geneva Maxwell Johnson, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 1st day of March, 2019.

Geneva Maxwell Johnson (SEAL)
Geneva Maxwell Johnson
F/K/A Geneva Maxwell

Mike Johnson (SEAL)
Mike Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2019, before me personally appeared Geneva Maxwell Johnson F/K/A Geneva Maxwell and Mike Johnson, 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 (or person's) free act and deed.

Witness my hand, at office, this 1st day of March, 2019.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $278,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of March, 2019.

Notary Public
My commission expires: 7.17.24
File No. 19-167

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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