STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Dana Park
Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public

My commission expires: 7-7-24 7-7-24

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dhan Bhujel , Damber Bhujel and Pampa Gurung	Cardinal Financial Company, LP	**163-02-0B-039.00-CO**
505 Pippin Drive	3701 Arco Corporate Drive, Suite 200	
Antioch, TN 37013	Charlotte, NC 28273	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Erik Davis and Andrea Davis, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dhan Bhujel and Damber Bhujel, Wife and Husband and Pampa Gurung, An Unmarried Woman, as tenants in common with rights of survivorship

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

BEING all of Lot Number 78, on the Plan of First Amendment, Berkley Hall, Phase Five - Section One of Hickory Highlands Planned Unit Development, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725-0086047 and in Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Of\u64257?ce of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

BEING the same property conveyed to Erik Davis and Andrea Davis by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20141015-0095209 Register's Office for Davidson County, Tennessee.

This is improved property known as **505 Pippin Drive, Antioch, TN 37013.**

Karen Johnson Davidson County
Batch# 249691 DEEDWARR
06/27/2019 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190627-0062527

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2019.

Erik Davis

Andrea Davis

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Erik Davis and Andrea Davis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of June, 2019.

Notary Public
My Commission Expires: 9-30-2019

SolomonParks File No. 19-000138-524

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
September 30, 2019

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)