Karen Johnson Davidson County
Batch# 299685 DEEDWARR
10/11/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20191011-0104479

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 246,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2019.

Notary Public

My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Buddhi M. Subba and Tika Budathoki	**New Owner**	**162-16-0D-067.00CO**
4761 Crystal Brook Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randy Coleman, as the sole legal heir of Evelyn Louise Cartner, and as Executor of the Estate of Evelyn Louise Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Buddhi M. Subba and Tika Budathoki, both unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Three, Honey Brook Subdivision, A Residential Planned Unit Development of record in Plat Book 7900, Pages 379 and 380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Robert Carter and wife, Eveyln Louise Carter, by Warranty Deed, from Barry Construction Co., a Tennessee corporation, a/k/a Barry Construction Company, dated October 2, 1992, of record in Book 8748, Page 663, Register's Office for Davidson County, Tennessee. William Robert Carter died November 1, 2001 and Evelyn Louise Carter died May 9, 2019. The Last Will and Testament of Evelyn L. Carter was submitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 19P-947 and devised all real property to Randy Coleman. Evelyn Louise Carter and Evelyn L. Carter being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 8289, Page 145, amended in Book 8298, Page 198, Book 8434, Page 447 and Instrument No. 20180201-0010419, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8289, Page 165, amended in Instrument No. 20170227-0019501, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 8614, Page 924, Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 2876, Page 107, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to HOA of record in Book 8393, Page 457, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 4800, Page 734, Book 6835, Page 492, Book 7358, Page 569 and Book 8614, Page 850, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 8298, Page 200, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 242, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4761 Crystal Brook Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 9th day of October, 2019.

Randy Coleman

Randy Coleman, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Randy Coleman** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 9th day of October, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Randy Coleman Executor of the Estate of Evelyn L. Carter**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 9th day of October, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11-23-20

File #: **19-328**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY