WARRANTY DEED

Karen Johnson Davidson County
Batch# 334638 DEEDWARR
12/26/2019 01:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20191226-0133251

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

Dana Park
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC RHONDA S. HARDISON MAURY COUNTY My Commission Expires 12-20-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6589N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nima D. Tamang and Bir Man Tamang	Cardinal Financial Co., Limited Partnership	174-11-0B-056.00-CO
6304 Eli Drive	3701 Arco Corporate Drive, Suite 200	
Antioch, TN 37013	Charlotte, NC 28273	

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

HANY Y. REZK, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BIR MAN TAMANG, AN UNMARRIED PERSON AND NIMA DORJI TAMANG, A MARRIED PERSON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 56 on the plan of Final Plat of the Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 201310160108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hany Y. Rezk, married by Warranty deed from Randall Clemons, Trustee, for the benefit of Wilson Bank and Trust and Citizens Bank of Lafayette of record in Instrument No. 20140707-0059355 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 07, 2014. (Value of consideration shown in aforementioned deed $215,670.00.) Being also known as 6304 Eli Drive Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Neven Mikhail joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

This is property known as 6304 Eli 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 in 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 hand on the 23RD day of December, 2019.

Hany Y. Rezk

Neven Mikhail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HANY Y. REZK AND NEVEN MIKHAIL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2019.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

File #: 19-6589N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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.

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
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)