Karen Johnson Davidson County
Batch# 339632 DEEDWARR
01/07/2020 10:21:37 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20200107-0002033

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File # 14944

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rudra Subedi Bhim Subedi	Rudra and Bhim Subedi	16108008700
(NAME)	(NAME)	
395 Ocala Drive	4525 Springstead Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Haji S. Haji and wife Layla Hasan** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rudra Subedi and Bhim Subedi, as joint tenants with right of survivorship**, 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:

Being Lot No. 128 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's office for Davidson County, Tennesee.

Said Lot fronts 125.26 feet on the southerly side of Ocala Drive and runs back 265.52 feet on the easterly line and 154.95 feet on the westerly line to a dead line the rear which it measures 143.07 feet.

Being the same property conveyed to Haji S. Hajiby deed of record in Instrument No. 20041102-0131571, Register's Office for Davidson County, Tennessee.

Layla Hasan joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 395 Ocala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 3rd day of January, 2020.

Haji S. Haji

Layla Hasan

State of Tennessee
County of Davidson

Personally appeared before me Haji S. Haji and Layla Hasan with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of January, 2020.

Notary Public
My Commission Expires:

File No.: 14244

