Karen Johnson Davidson County
Batch# 340050 DEEDWARR
01/07/2020 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20200107-0002273

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60820

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gokul Khadka Sushila Khatri 4504 Red Bark Ct Antioch, TN 37013	F & M Bank 50 Franklin St Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 183050A18200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Paul Moeck and Mary Frances Moeck, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gokul Khadka and Sushila Khatri, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of October Woods, Phase Three, Section Six, of record in Book 9700, page 915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same propery conveyed to Louis Paul Moeck and wife, Mary Frances Moeck by Warranty Deed from Sherri Walden, an unmarried woman, dated March 5, 2012 and recorded on March 14, 2012, of record in Instrument No. 20120314-0021739, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 9700, page 915, said Register's Office, shows an owner's certificate, and easement(s) to which plan reference is hereby made for a more complete description. All maters shown on Book 7900, page 909, said Register's Office.

This instrument is executed on behalf of Louis Paul Moeck and Mary Frances Moeck by Jay Randolph Moeck pursuant to a Power of Attorney executed by them on the 12th day of December, 2019, of record in Instrument No. 202001070002272 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4504 Red Bark Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2019.

Louis Paul Moeck by Jay Randolph Moeck Attorney-in-fact

Louis Paul Moeck by Jay Randolph Moeck, Attorney-In-Fact

Mary Frances Moeck by Jay Randolph Moeck Attorney-in-fact

Mary Frances Moeck by Jay Randolph Moeck, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jay Randolph Moeck** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Louis Paul Moeck and Mary Frances Moeck**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2019.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

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

Sworn and subscribed before me this 30th day of December, 2019.

Notary

My Commission Expires: _____

EXHIBIT "A"

To

Warranty Deed

FROM: Louis Paul Moeck and Mary Frances Moeck

TO: Gokul Khadka and Sushila Khatri

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jay Randolph Moeck, Affiant

Sworn to and subscribed before me this 30th day of December, 2019.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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