Karen Johnson Davidson County
Batch# 374296 DEEDWARR
03/18/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200318-0029948

Name and Address of New Owner:
Bhim Sarki and Chunku Sarki
2432 Evansfield Court
Antioch, TN 37013

Send Tax Bills To:
Cardinal Financial Company, Limited Partnership
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-15-0A-010.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sascha Koehler and Mary Koehler**, their heirs and assigns "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bhim Sarki and Chunku Sarki,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as of record in Rook 9700, Pages 299 and 300, Register's Office for said County, to Which plan reference is hereby made for a more complete description.

Being the same property conveyed Sascha Koehler and Mary Koehler, by Special warranty Deed from, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), recorded on November 27, 2013, of record Instrument No. 20131127-0121695, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 2432 Evansfield County, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2020.

Sascha Koehler (SEAL)

Mary Koehler (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2020, before me personally appeared Sascha Koehler and Mary Koehler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of March, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Park
(Affiant)

Sworn to and subscribed before me this
16th day of March, 2020.

Notary Public
My commission expires: 1-3-2023
File No. 2020-1000

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)