Karen Johnson Davidson County
Batch# 374381 DEEDWARR
03/18/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200318-0030057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 190, Brentwood, TN 37027
file # 20-6850N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Maita S. Subba	Pinnacle Bank	162-03-0-132.00
332 Bart Dr	1503rd Ave S #1000	
Antioch, TN 37013	Nashville, TN 37201	

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,

DAL GAZMER AND BISHNU GAZMER, HUSBAND AND WIFE

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

MAITA S. SUBBA AND RAI B. SUBBA, JOINT TENANTS

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. 290 on the Plan of Antioch Park, Section 5, as shown on Plat of record in Plat Book 4460, Page 58, 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 Dal Gazmer and Bishnu Gazmer, husband and wife by Warranty deed from Robert M. Smith and Wanda Lee Smith, husband and wife of record in Instrument No. 20150212-0012955 Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on February 12, 2015.

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.

This is property known as 332 Bart Dr, 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 hand on the 17th day of March, 2020

Dal Gazmer

Bishnu Gazmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAL GAZMER AND BISHNU GAZMER, 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 17th day of March, 2020

Notary Public

My Commission Expires: _____

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

File #: 20-6850N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

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