Karen Johnson Davidson County
Batch# 383297 DEEDWARR
04/08/2020 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $865.80
20200408-0037222

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-11-23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Anil Tuladhar | NEW OWNER | Parcel ID: 097 02 0A 079.00 |
| (NAME) | (NAME) | |
| 1434 Riverbrook Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, I/WE, **Maxwell Allen DeRussy, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anil Tuladhar**, a married man, 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Laura L. Hatcher, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated June 25, 2010 and recorded June 30, 2010 as Instrument No. 20100630-0051276, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Maxwell Allen DeRussy, a married man by General Warranty Deed from Laura L. Hatcher, unmarried dated June 28, 2018 and recorded July 05, 2018 as Instrument No. 20180705-0064789, in said Register's Office for Davidson County, Tennessee.

**Diana Joy DeRussy joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1434 Riverbrook Drive, Hermitage, TN 37076

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 our hands this 31st day of March, 2020

Maxwell Allen DeRussy

Diana Joy DeRussy, by Maxwell Allen DeRussy, as Attorney-in-Fact

Diana Joy DeRussy, by Maxwell Allen DeRussy, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Maxwell Allen DeRussey and Diana Joy DeRussy, by Maxwell Allen DeRussy, as Attorney-in-Fact, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2020.

Notary Public

My Commission Expires: 6/11/2023

(SEAL)

SHANNON MCFARLAND NOTARY PUBLIC TENNESSEE COUNTY OF HAMILTON My Commission Expires June 11, 2023

Warranty Deed

**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 RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)