Karen Johnson Davidson County
Batch# 441120 DEEDWARR
07/21/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200721-0079834

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7387N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Saidi Issa and Binwa Bazosi	Pinnacle Bank	162-02-0-042.00
5035 Olivia Drive	150 3rd Avenue South, Suite 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,

BUDHI MAN SHIBA, A MARRIED MAN AND KUMAR MOTHEY FKA INDRA KUMAR, A MARRIED MAN

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

SAIDI ISSA AND BINWA BAZOSI, HUSBAND AND WIFE

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. 60 on the Plan of Colewood Acres, Section I of record in Plat Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 115 feet on the West side of Olivia Drive, as measured around a curve and extends back 153.2 feet on the North line and 108.6 feet on the Southerly line, to a dead line in the rear on which it measures 75.9 feet.

Being the same property conveyed to Budhi Man Shiba, a married man and Indra Kumar Darjee, a married man by Warranty deed from Adnan M. Rassul and Bahar A. Kokoy, husband and wife of record in Instrument No. 20180629-0063285 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018. Indra Kumer Darjee officially changed his name to Kumar Mothey, pursuant to Order in United States District Court for the Middle Tennessee District.

Jasmi Tamang and Mina Shiba join in the execution of this instrument for the purpose of conveying their interest, marital or otherwise, in the above described property.

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 5035 Olivia Drive, 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 in 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 16th day of July, 2020.

Budhi Man Shiba

Mina Shiba

Kumar Mothey fka Indra Kumar Darjee

Jasmi Tamang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BUDHI MAN SHIBA AND MINA SHIBA, 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 16th day of July, 2020.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KUMAR MOTHEY FKA INDRA KUMAR AND JASMI TAMANG, 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 16th day of July, 2020.

Notary Public

My Commission Expires: _____

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

File #: 20-7387N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

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