(1)

Send Tax Statem
New Owner

Karen Johnson Davidson County
Batch# 477301 DEEDWARR
09/17/2020 09:24:22 AM 3 pgs
Fees: $18.00 Taxes: $1,045.85
20200917-0106357

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Sonup Rai
1136 Shire Drive
Antioch, TN 37130

From Information Furnished By
The Parties

Map and Parcel 174-01-0A-86.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **SONUP RAI AND MUNA MAYA KHADKA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 9, as shown on the plan of the Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument Number 200808290088935, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Rivendell, LLC, a Tennessee Limited Liability Company, dated May 20, 2020, appearing of record in Instrument Number 20200612-0060446, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070607-0068416, amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument No. 20070667-0068416; Easement for Sanitary, Sewer and/or Storm Drainage of record in Book 9487, page 908 and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896 and in Instrument Number 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; 150' TVA Easement as set out in Instrument Number 20040702-0079201; Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20150505-0040619; Grant of Easement of record in Instrument No. 20150211-0012555; Consent Judgement and Final Decree to Piedmont Natural Fags Company of record in Instrument No. 20140919-0086248; Agreement for dedication of easement for sanitary sewers, and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No20130918-0098477; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171206-0124526 ; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935 all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SONUP RAI AND MUNA MAYA KHADKA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of August, 2020.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
Ben Blake, Vice President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben Blake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 31st day of August, 2020.



Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/10/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $282,663.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

08-31-20

AFFIANT

SWORN to and subscribed before me,
this 31st day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023