This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $269,900.00.

Lauren Weber
Affiant

Subscribed and sworn before me this the 18th day of September, 2020.

Notary Public
My commission expires:

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Karen Johnson Davidson County
Batch# 479124 DEEDWARR
09/21/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20200921-0107493

WARRANTY DEED

Address of New Owner:
Buddhi Raj Majhi
1292 Blairfield Drive
Antioch, TN 37013

Send Tax Bill to:
Same As New Owner

Tax Information:
174-11-0A 104.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND TEMPLE, UNMARRIED, AND CARLA LOUISE TEMPLE A/K/A C. AREVALO TEMPLE, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **TO BUDDHI RAJ MAJHI, A MARRIED MAN AND SAHAHANGMA SUBBA, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Cane Ridge Farm, Phase One, Section Three of record in Instrument Number 20020712-0084136, Owners Certificate of Correction in Instrument Number 20030210-0018021, 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 Raymond Temple and C. Arevalo Temple, husband and wife, by deed from Raymond Temple, married, dated 09/29/2014, of record in Instrument No. 20141006-009521, Register's Office for said County. Carla Louise Temple is one in the same person as C. Arevalo Temple. Said grantor not being divorced and Final Decree of Divorce of record in The Fourth Circuit Court for Davidson County, TN, docket No. 18D1217.

Also being the same property conveyed to Raymond Temple, unmarried, by deed from Shaun Donovan, Secretary of Housing and Urban Development, dated 03/14/2011, of record in Instrument No. 20110413-0028548, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1292 Blairfield 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RT
CAT

Witness my hand this the 18th day of September, 2020.

Raymond Temple

C. Arevalo Temple

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond Temple and C. Arevalo Temple, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2020.

My commission expires: 9/6/22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

