Karen Johnson Davidson County
Batch# 509086 DEEDWARR
11/05/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20201105-0129551

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9241-SM

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $390,000

Affiant Signature

Subscribed and sworn to before me on this the 30th Day of October, 2020

Notary Public

My Commission expires 1 / 3 / 2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Gopal Basnet & Ranju Basnet
7267 Santeelah Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 181030A25800CO

WARRANTY DEED

20NT02787

Effective the 30th Day of October, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mehvan Ali and Falak Bermous

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gopal Basnet & Ranju Basnet, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section One of Phase One, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20060330-0035946, 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 Mehvan Ali and Falak Bermous, by Warranty Deed from Hugh Hines and wife, Charlene M. Diaz, dated 06/30/2016 and recorded 07/08/2016 as Instrument No. 20160708-0070070, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 7267 Santeelah Way, 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of Oct, 2020

Mehvan Ali

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mehvan Ali,** the within named bargainer, 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.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Falak Bermous

State of
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Falak Bermous,** the within named bargainer, 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.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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

