Karen Johnson Davidson County
Batch# 518385 DEEDWARR
11/18/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201118-0136015

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930543**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2020. Notary Public My Commission Expires: 3/26/21

WARRANTY DEED

Address New Owner: Mamta Bhujel 146 Lightwood Drive Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ SWBC 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 174 09 0B 007.00

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, **Stephanie Anderson, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mamta Bhujel, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Kingsport, Phase 1, as shown on plat of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stephanie Anderson, an unmarried woman, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20180803-0076317, in the Register's Office of Davidson County, Tennessee, dated July 30, 2018, and recorded on August 03, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kingsport, Phase 1, as recorded in Instrument No. 20171117-0118044, as Corrected in Surveyor's Certificate of Correction in Instrument No. 20171205-0123987.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119160.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9539, Page 616.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20150323-0024588.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080130-0009570.

Rights of upper and lower riparian owners to the flow of the waters of the spring (or creek), free from diminution or pollution.

This is improved property located at 146 Lightwood Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2020.

Stephanie Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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