Karen Johnson Davidson County
Batch# 539824 DEEDWARR
12/22/2020 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,402.30
20201222-0151708

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Chhatra Bhujel & Anju Bhujel **1809 Cottage Grove Way** **Antioch, TN 37013**	**New Owner**	**173-05-0B-033.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$379,000.00**

Affiant

Sworn to and subscribed before me this 16 day of December, 2020.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 7.12.24

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **JONG IN CHON, UNMARRIED** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **CHHATRA BHUJEL AND ANJU BHUJEL, MARRIED TO EACH OTHER** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1809 Cottage Grove Way, Antioch, TN 37013, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 18th day of December, 2020.

GRANTOR:

JONG IN CHON

State of Tennessee
County of Williamson

On this 18th day of December, 2020, before me personally appeared Jong In Chon to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

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

Notary Public
My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 33, as shown on the map entitled Plan of Cottage Grove, of record as Instrument No. 20071213-0143631, which was voided and vacated by Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONG IN CHON, UNMARRIED, by deed from PAMELA A. ZIEMBA, UNMARRIED, of record as Instrument No. 20150909-0091736, dated September 4, 2015, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. Matters shown on the Plan of record as Instrument No. 20071213-0143631, which was voided and vacated by Instrument No. 20100406-0025553, said Register's Office.
3. All Matters as set forth on the Subdivision Plat of record as Instrument No. 20100406-0025553, said Register's Office.
4. Restrictive Covenants contained in instrument of record as Instrument No. 20091215-0114265, said Register's Office.
5. Miscellaneous Easements of record in Book 6200, page 290, said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20070423-0047753, said Register's Office.
7. Right-of-Way Agreement of record in Book 5215, page 482, and Book 5385, page 986, said Register's Office.
8. Subject to Quitclaim Deed of Open Spaces to HOA as set forth as Instrument No. 20200121-0006976, said Register's Office.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY