Karen Johnson Davidson County
Batch# 584751 DEEDWARR
03/04/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210304-0028401

NAME AND ADDRESS OF NEW OWNERS:
Jitu Basnet
2332 Haskell Drive
Antioch, TN 37013

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
Castle & Cooke Mortgage, LLC
13751 South Wadsworth Park Drive, suite 101
Draper, UT 84020

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-10790-RR

WARRANTY DEED

(Map/Parcel 174-11A-218)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **NOY PHOUANGKEO, UNMARRIED,** has bargained and sold and does hereby transfer and convey unto **JITU BASNET AND MEENA BASNET, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 317 on the Final Plat, Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0101773, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Douangthong Phouangkeo and wife, Noy Phouangkeo by Warranty Deed from Signature Homes, Inc., dated January 7, 2005 and recorded in Instrument No. 20050110-0003765, Register's Office of Davidson County, Tennessee. Douangthong Phouangkeo died August 8, 2020, leaving Noy Phouangkeo as the surviving tenant by the entirety.

Subject to Declaration of Covenants of record in Instrument No, 20000905-0087103, 20001204-0119093, 20010815-0088370, 20041102-0131848, 20100526-0040558 and 20120524-0045182; Easement to United Telephone Co. in 20020123-0009340; Utilities Easement in Book 5078, page 476; Conveyance of Open Space to Homeowners Association in 20010815-0088361; Charter of Homeowners Association in 20010815-0088360; Sanitary Sewer and Drainage Easement in 20010300-1072141; Easement to TVA in Book 4420, page 36; Easement for Right of Way to Metropolitan Government in Book 5078, page 476; Easement to United States of America in Book 4428, page 565; any and all matters of record and as shown on plat of record in Instrument No. 20030721-0101773; all of the Register's Office of Davidson County, Tennessee.

Improved property known as 2332 Haskell Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing and assumed by the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 1st day of March, 2021.

NOY PHOUANGKEO
Noy Phouangkeo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Noy Phouangkeo,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument (Warranty Deed), for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 1st day of March, 2021.

My Commission Expires:

9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$355,000.00,** which amount if equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2021.

NOY PHOUANGKEO
Affiant

My Commission Expires:

9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

Janice L Taylor
Notary Public

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

