Karen Johnson Davidson County
Batch# 609881 DEEDWARR
04/08/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210408-0046568

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11231-RR

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pasang Tamang and Aruna Bhujel	CMG Mortgage, Inc., dba CMG Financial	
(NAME) 5021 Luker Lane	(NAME) 3160 Crow Canyon Road, Suite 400	162020A05700CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Romany S. Girgis and Marian Girgis, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pasang Tamang ,married and Aruna Bhujel, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. Fifty Seven (57) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument No. 20071115-0134114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Romany S. Girgis, a single man, by virtue of that certain Warranty Deed dated April 12, 2012, and being of record at Instrument No. 20120420-0033869 and Scrivener's Affidavit at Instrument No. 20120509-0040315, in the Register's Office of Davidson County, Tennessee.

Marian Girgis joins in the above conveyance to transfer any and all marital interest she may have the above described property as the spouse of Romany S. Girgis.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20071115-0134114, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20070530-0064097 and 20101213-0099002, Easements of record at Instrument No. Book 4135, Page 444, Agreement or record in Instrument No. 20090122-0005470, Agreement of record in Instrument No. 20060821-01020706, Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, Page 824 , **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 5021 Luker Lane Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 1 day of April, 2021.

Romany S Girgis
Romany S. Girgis

Marian K girgis
Marian Girgis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Romany S. Girgis and Marian Girgis** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of April, 2021.

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

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

