Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 649078 DEEDWARR
06/03/2021 12:25:35 PM 2 pgs
Fees: $13.00 Taxes: $2,917.45

20210603-0074652

File No. BC-21-639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $788,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abhish Koirala and Christina Boyd	New Owner	
(NAME) 1714 Shackleford Road	(NAME)	131-03-0L-004.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I/we, **Cheryl Yvonne White Mason, Trustee of Cheryl Yvonne White Mason Revocable Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abhish Koirala and Christina Boyd, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 1714, Bonner Glen Condominiums and more particularly described according to the Exhibit B attached to the Declaration of Covenants, Conditions and Restrictions for Bonner Glen, of record at Instrument No. 20190517-0046758, and also previously identified on Exhibit C attached to Master Deed of record at Instrument No. 200006120058716, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl White Mason by Warranty deed from Theodore M. Carpenter, Jr., unmarried of record in Instrument No. 20050609-0066017 Register's Office for Davidson County, Tennessee, dated June 03, 2005 and recorded on June 09, 2005.

Being the same property conveyed to Cheryl Yvonne White Mason, trustee of the Cheryl Yvonne White Mason trust Dated 08/23/2001 by QuitClaim deed from Cheryl White Mason of record in Instrument No. 20100226-0014676 Register's Office for Davidson County, Tennessee, dated December 15, 2009 and recorded on February 26, 2010.

Being the same property conveyed to Cheryl Yvonne White Mason, Trustee, Cheryl Yvonne White Mason Revocable Living Trust Agreement dated November 12, 2015 by QuitClaim deed from Cheryl Yvonne White Mason, Trustee of the Cheryl Yvonne White Mason Trust dated 8/23/2001 of record in Instrument No. 20160115-0004566 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 15, 2016.

This is property more commonly known as 1714 Shackleford Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of May, 2021.

Cheryl Yvonne White Mason Revocable Living Trust

By: Cheryl Yvonne White Mason, Trustee as Attorney in Fact

~~Cheryl Yvonne White~~ Mason, Trustee
By Wendy Warren, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wendy Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Cheryl Yvonne White Mason, Trustee, and that this instrument was executed on behalf of the said Cheryl Yvonne White Mason, Trustee for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book ____, page _____, in the Register's Office for Davidson County, Tennessee.

20210603-0074651

Witness my hand, at office, this 26th day of May, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024