RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-322-2021

Karen Johnson Davidson County
Batch# 664594 DEEDWARR
06/24/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210624-0085884

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2820 Perry Hill Ln #210
Nashville, TN 37204
File No. 1-12388-PR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June 2021

NOTARY PUBLIC

My commission expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gopi Basnet and Mon Basnet 2725 Bison Court Antioch TN 37013	Castle & Cooke Mortgage LLC 13751 South Wadsworth Park Dr. Suite 101 Draper UT 84020	174-11-0A-351-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRITTNEY M. LINDSEY AND ADAM C. LINDSEY**, wife and husband, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GOPI BASNET AND MON MAYA BASNET**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, Gopi Basnet and Mon Basnet that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Final Plat of Cane Ridge Farms, Phase 6, Section 1, of record in Instrument #20050209-0015098, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brittney M. Lindsey and Adam C. Lindsey, wife and husband, from Emmy Hendrick, Successor Trustee of The 2725 Bison Ct Trust, by Warranty Deed dated April 10, 2019 and recorded April 11, 2019 in Instrument #20190411-0033167, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of June, 2021

Adam C. Lindsey

Brittney M. Lindsey

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Adam C. Lindsey and Brittney M. Lindsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of June, 2021.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

