Name and Address of New Owner:
Alex Kamenca
4085 Hollis Hill Dr
Nashville, TN 37211

Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 669792 DEEDWARR
07/01/2021 02:18:55 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210701-0089507

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147 12 0B 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bashu Dhungyel and spouse, Hema Dahal**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alex Kamenca, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Classic Meadows, a Planned Unit Development, as of record in Instrument No. 20040715-0084487 and a Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bashu Dhungyel and spouse, Hema Dahal by Warranty Deed from Joseph Smith and Angel Smith, husband and wife, said Warranty Deed being dated March 16, 2015 and of record as Instrument Number 20150318-0023482 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4085 Hollis Hill Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-EXP-21-4085

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

_____(SEAL)
Bashu Dhungyel

_____(SEAL)
Hema Dahal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2021, before me personally appeared Bashu Dhungyel and Hema Dahal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 28th day of June, 2021.

_____
Notary Signature
My commission expires: 7.12.21

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of June, 2021.

_____
Notary Public
My commission expires: 1-3-22
File No. 2021-2770

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY